

Angela Cutri

From: BI-LandUse
Sent: Friday, 30 August 2019 3:54 PM
To: Bracken Ridge Ward Office; dalodgement; Inga Condric; John Winkler; CPAS-NEWS-StrategicAdvice; Rudy Carman; Paul Galea; James Douglas
Subject: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)
Attachments: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent; J000607_2019_04_18 PLM Minutes LM.pdf; 2019.07.31 Title Search - Lot 7 on RP 87490.pdf; Ltr to Brisbane City Council - 30.08.19.pdf; 2019-382-DA02-B-LOCALITY PLAN.pdf; 2019-382-DA03-B-OVERALL LOT PLAN.pdf; 2019-382-DA04-C-SITE PLAN.pdf; 2019-382-DA06-C-SITE ELEVATIONS.pdf; 2019-382-DA07-C-SITE ELEVATIONS.pdf; 2019-382-DA08-C-SITE PERSPECTIVE.pdf

Good afternoon,

Please see attached documents in regards to an application for owner's consent to lodge a development application for a Reconfiguration of Lot for access easements over Council owned land at Tinchi Tamba Wetlands Reserve, 439 Bracken Ridge Road, Bracken Ridge to enable a petrol station development at 451 Bracken Ridge Road, Bracken Ridge.

Please see attached documents in support of this application:

- Request for consent (including letter)
- Prelodgement minutes
- Title search – Lot 7 on RP87490
- Letter with additional information
- Gecko aerial view
- Proposed site overview
- Site plan
- Site elevations
- Site elevations
- Site perspective

Could you please provide your comments of support or objection with reasons by COB 13 September 2019.

Kind regards
Annette

Annette Thomas
Asset Portfolio Coordinator (and Team Leader, Land Use Management)
Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

Brisbane Square / Level 19 / 266 George Street
Phone: 07 3403 4552 / Fax: 07 3334 0054
Email: Annette.thomas@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

Your ref: [REDACTED]
Our ref: [REDACTED]
Reply to: [REDACTED]
Email: [REDACTED]@parmacproperty.com.au



30 August 2019

Ms Annette Thomas
Asset Portfolio Coordinator (and Team Leader, Land Use Management)
Asset Management/Brisbane Infrastructure
Brisbane City Council
Level 19, 266 George Street
BRISBANE QLD 4000

■ Suite 4
876 Brunswick Street
New Farm Qld 4005

■ PO Box 1210
New Farm Qld 4005

■ Phone: (07) 3254 2200
Fax: (07) 3254 2260

Via Email: Annette.Thomas@brisbane.qld.gov.au

Dear Annette

**Brisbane City Council Land Owner's Consent to Development Application
439 and 451 Bracken Ridge Road, Bracken Ridge, Queensland**

We refer to our emails of 26 August 2019 and your telephone conversation with [REDACTED] of Monday, 26 August 2019.

We are intending to make a development application in respect of 451 Bracken Ridge Road, Bracken Ridge, Queensland. In the simplest terms, we are proposing the development of a service station. The service station will be branded 7-Eleven and as such, have a small convenience store as part of the retail offer. It is not intended that any other retail uses will be developed on the site.

We attended a pre-lodgement meeting with Officers of the Brisbane City Council on 4 April 2019. A copy of the minutes has previously been provided to you. The meeting identified several issues which have resulted in our reassessing and redesigning the project from that considered at the time of the pre-lodgement meeting.

Specifically, we have relocated the building along the Bracken Ridge Road frontage to remove it as much as practicable from the sensitive areas of the site. A copy of our current plans are **attached** for your information.

In addressing the issues raised in the pre-lodgement meeting, may we comment further as follows:

1. Ecology and Environment

We propose that the local ecology and sensitive riparian environment be protected by our gifting the Council that portion of the site which will not be utilised for the service station use. It is intended that Council make a condition of our approval the gifting of this portion of land to Council free of charge following its rehabilitation at our cost.

We believe that this portion of land will provide an important buffer to the Tinchí Tamba Wetland located at the rear of our site. This question has been discussed with the Local Councillor Amanda Cooper and with the Leader of Planning Team North, Ms Kaye Atkins.

Parmac Investments Pty Ltd
(ABN 77 106 378 205)

W:\Bracken Ridge - 451 Bracken Ridge Road\Correspondence\Ltr to Brisbane City Council - 30.08.19.docx

2. Traffic

We are proposing that Council grant an easement over part of its land at 439 Bracken Ridge Road, Bracken Ridge (identified as Easement A on the attached development plans). Our development also proposes an easement over part of our site (identified as Easement B on the attached development plans). These easements will provide reciprocal access rights to the lots and allow the upgrade of the intersection of Bracken Ridge Road with Glenealy Street and thereby provide traffic light-controlled access to the service station and importantly, the Council Emergency Services Depot located at 439 Bracken Ridge Road, Bracken Ridge. The works would be undertaken at our cost.

It is the introduction of Easement A into our development that necessitates us seeking Council's land owner's consent to our development application.

3. Waterway Corridor

Relocation of the building in the manner proposed will not encroach on the waterway corridor and nor will it create any adverse impacts. A detailed report in respect of this matter will be lodged with our development application.

4. Bushfire Hazard

Appropriate advice will be included in our development application.

5. Flooding and Stormwater

Detailed analysis is being undertaken by our civil engineering consultant and again, will be included with the development application.

6. Land Use

This issue will be dealt with in detail by our planning consultant as part of our development application. It is our opinion that co-location with the Emergency Services Depot and the improvement of access to that Depot satisfactorily addresses the question of land use.

7. Air and Noise

These issues will be addressed in formal reports by our consultants and included with our development application.

8. Acid Sulfate Soils

Again, a detailed report will be included with our development application.

As noted, there have been further discussions with the elected representative for the area together with senior members of the Planning North Team. We believe our application (which is code assessable), minimises impacts to all potentially effected parties and generates very significant benefits to the Council and broader community.

We would be grateful for Council's consent, as a landowner, to our development application.

Yours sincerely



Director
PARMAC PROPERTY GROUP

Enc.

RTI release

Angela Cutri

From: [REDACTED]@parmacproperty.com.au>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas
Cc: [REDACTED]
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent
Attachments: J000607_2019_08_21 Request for Consent LM.pdf

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

We are currently working on a new project at 451 and 439 Bracken Ridge Road, Bracken Ridge. Again, we are seeking Council's consent to a development application that we wish to make over part of Brisbane City Council land at 439 Bracken Ridge Road, Bracken Ridge.

Our planning consultant, Property Projects Australia, is today writing to Mr Joe Bannan seeking Council's consent to a development application. A copy of the letter from Property Projects Australia to Mr Bannan is attached for your information.

My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED]@parmacproperty.com.au

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Date: 21 August 2019

Our Reference: [REDACTED]

Attn: Mr Joe Bannan – Asset Management

Chief Executive Officer
Asset Management
Brisbane City Council
PO Box 1434
BRISBANE QLD 4001

Dear Mr Bannan,

Site Address:	451 & 439 Bracken Ridge Road, Bracken Ridge QLD 4017
RPD:	Lot 6 and 7 on RP87490
Method of Distribution:	Email [joe.bannan@brisbane.qld.gov.au]
Correspondence Subject:	Request for Land Owner Consent to Lodge Development Application

We write on behalf of our client, *Parmac Investments Pty Ltd*, who have secured an interest in the property located at 451 Bracken Ridge Road, Bracken Ridge QLD 4017 (Lot 6 on RP87490) ("the site" "Lot 6"). More specifically, we write in relation to the adjoining property located at 439 Bracken Ridge Road, Bracken Ridge QLD 4017 (Lot 7 on RP87490) ("Lot 7").

The purpose of our client's interest in the property is to develop part the site for a service station (refer to Concept Plans at Attachment A). As shown on the Concept Plans vehicle access to the proposed development is proposed over both Lots 6 and 7 to align the access with Glenealy Street to the south. A pre-lodgement meeting was held with *Brisbane City Council* ("Council") in relation to the development proposal for the site (A005155011). As part of this prelodgement meeting, Council identified that any access to the property would be required to be located over Lot 7 to be aligned with the Glenealy Street / Bracken Ridge Road intersection and allow for through vehicle movements to / from Glenealy Street. While further detailed traffic engineering reporting will be submitted with the development application, as a result of the proposed access arrangement, the development application is required to be lodged over Lot 7, which is owned by Council.

The proposed service station will be contained entirely within Lot 6 and two (2) reciprocal access easements are proposed over Lot 6 in favour of Lot 7 (Proposed Easement B) and also over Lot 7 in favour of Lot 6 (Proposed Easement A).

☐ **Toowoomba**

Ground Floor, 266 Margaret Street
Toowoomba Qld 4350

PO Box 3686, Toowoomba Qld 4350

Phone: 07 4632 0516

Email: info@propertyprojectsaustralia.com.au

☒ **Brisbane**

Office 1, 618-626 Brunswick Street
New Farm Qld 4005

PO Box 1264, New Farm Qld 4005

Phone: 07 3254 1566

propertyprojectsaustralia.com.au

2019/20-208

As an access easement is proposed over Lot 7, this lot will be required to form part of the development application for the Reconfiguring a Lot aspect of development. Pursuant to Section 51(2) of the *Planning Act 2016*, the consent of the land owner is required to lodge a development application for Reconfiguring a Lot. As such, we write to start the process to seek consent from *Brisbane City Council*.

A copy of the current Concept Plans is provided at **Attachment A** and a copy of the completed DA Form 1 is provided at **Attachment B**. We note, while minor changes may be made to the Concept Plans (i.e. to include the relevant information for lodgement), no fundamental changes to the layout / extent of the access easements is expected.

We also attach consent of the owner of Lot 6 to lodge the development application and the Certificate of Title at **Attachment C**, for Council's information.

We acknowledge that by granting consent to lodge the development application, this in no way binds Council to any predetermined decision in relation to the support or otherwise of any future development application for the development proposal.

We would be pleased to meet with Council to discuss any aspect of the above. Please do not hesitate to contact either [REDACTED] or the undersigned on (07) 3254 1566 if you have any questions or would like to discuss.

Yours faithfully,
Property Projects Australia Pty Ltd

[REDACTED]
Director

Enc. Attachment A – Concept Plans
Attachment B – DA Form 1
Attachment C – Consent and CT Search

Toowoomba

PO Box 3686, Toowoomba Qld 4350

Phone: 07 4632 0516

Email: info@propertyprojectsaustralia.com.au

Brisbane

PO Box 1264, New Farm Qld 4005

Phone: 07 3254 1566

propertyprojectsaustralia.com.au
2019/20-208

Attachment A – Concept Plans

RTI release

Toowoomba

PO Box 3686, Toowoomba Qld 4350
Phone: 07 4632 0516

Brisbane

PO Box 1264, New Farm Qld 4005
Phone: 07 3254 1566

Attachment C – Consent and CT Search

RTI release

Toowoomba

PO Box 3686, Toowoomba Qld 4350
Phone: 07 4632 0516

Brisbane

PO Box 1264, New Farm Qld 4005
Phone: 07 3254 1566

Schedule 5

Authority

To Whom it May Concern

451 Bracken Ridge Road, Bracken Ridge, Queensland (described as Lot 6 on Registered Plan 87490, contained in Title Reference 14911236) ('Property')

As the registered owner of the Property, we hereby authorise Parmac Investments Pty Ltd or its nominee (and any of their Directors) to make to any State Government authority or department, utility or service provider, Council or the Court in respect of a proposed project on the Property:

Applications for:

- (a) an amendment to the Local Government's existing or proposed city plan as it relates to the Property;
- (b) making a material change of use of the Property;
- (c) reconfiguring the Property (including by way of boundary realignment);
- (d) carrying out building works;
- (e) carrying out operational works including any applicable roadworks;
- (f) carrying out plumbing works;
- (g) carrying out drainage works;
- (h) connections to any necessary services required for the Project including without limitation, electrical, communications, water or sewer services;
- (i) project signage; and
- (j) any other application deemed necessary by Parmac Investments Pty Ltd or its nominee.

Dated this

3

day of

September

, 2015

Yours faithfully



**DELEGATE APPROVAL – OWNER’S CONSENT – 451 BRACKEN RIDGE ROAD,
BRACKEN RIDGE TO INCLUDE COUNCIL OWNED LAND AT TINCHI TAMBA
WETLANDS RESERVE – 439 BRACKEN RIDGE ROAD, BRACKEN RIDGE
(File Ref: 112/10/439/389)**

I have reviewed the attached documents and advise that this decision meets the requirements for the recommended response.

Sch 4 Pt 3 (3)

Alicia Perry
Land Use Coordinator
Asset Management

Date: 17/09/19

Sch 4 Pt 3 (3)

Recommendation

It is recommended that the Manager, Asset Management (as Council’s delegate) sign the attached letter objecting to Owner’s Consent as per the reason stated in the letter.

Approved/Not Approved

Date: 19.9.19

Sch 4 Pt 3 (3)

Joe Bannan
Manager
Asset Management

Timeline

26/08/2019	Received application
30/08/2019	Commenced consultation
16/09/2019	Put up to delegate for signing

Angela Cutri

From: Lachlan Carkeet
Sent: Tuesday, 19 November 2019 9:57 AM
To: BI-LandUse
Cc: Eddie Livingston-Jones
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Hi Alicia – just confirming I have received this and will provide a response within the requested timeframe.

Regards

Lachlan Carkeet

Parks and Natural Resources Manager
Natural Environment Water and Sustainability Branch
City Planning & Sustainability | [BRISBANE CITY COUNCIL](#)
Ph: 07 3178 4158 **M:** [REDACTED]

.....
Brisbane Square | Level 7 | 266 George Street
GPO Box 1434 | Brisbane Qld 4001

[Parks and Natural Resources:](#) Protecting, connecting, growing and sustaining an integrated network of parks, forests and natural areas.

From: BI-LandUse <BI-LandUse@brisbane.qld.gov.au>
Sent: Tuesday, 19 November 2019 9:36 AM
To: Lachlan Carkeet <Lachlan.Carkeet@brisbane.qld.gov.au>
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Good morning Lachlan

Please see attached a request to review owner's consent to include Council owned land at Tinchi Tamba Wetlands Reserve – 439 Bracken Ridge Road, Bracken Ridge for a development at 451 Bracken Ridge Road, Bracken Ridge.

If you could please provide NEWS comments of support or objection with reasons by **COB 26 November 2019**.

Please feel free to call me should you have any questions or concerns.

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane

GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: BI-LandUse
Sent: Tuesday, 24 September 2019 5:34 PM
To: CPaS-DA-prelodgementservices <prelodgementservices@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>
Cc: Hayley Wells <Hayley.Wells@brisbane.qld.gov.au>
Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Good afternoon

[REDACTED] on a request for owner's consent for a development at 451 Bracken Ridge Road, Bracken Ridge which included Council land at Tinchi Tamba Wetlands Reserve – 439 Bracken Ridge Road, Bracken Ridge.

The applicant has come back with further advice for review.

Please note that the applicant has advised that they propose there will be a net increase in area for the Tinchi Tamba Wetlands of between 7,500 square metres and 8,000 square metres.

Could you please look over the attached and provide your comments by **COB 1 October 2019** with either support or objection, any objections must be detailed.

If you have any questions or concerns, please let me know.

Thanks
Kind regards

Alicia Perry
Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>
Sent: Monday, 23 September 2019 3:39 PM
To: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>
Cc: [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good afternoon Alicia

Please refer to the attached letter.

Kind regards

Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED]@parmacproperty.com.au

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From: Alicia Perry [mailto:Alicia.Perry@brisbane.qld.gov.au]
Sent: Monday, 23 September 2019 8:01 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning [REDACTED]

Please see attached outcome letter from Council regarding a request for owner's consent at 439 Bracken Ridge Road, Bracken Ridge.

Thanks
Kind regards

Alicia Perry
Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED]@parmacproperty.com.au>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Cc: [REDACTED]@parmacproperty.com.au>; [REDACTED]@propertyprojectsaustralia.com.au>
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

We are currently working on a new project at 451 and 439 Bracken Ridge Road, Bracken Ridge. Again, we are seeking Council's consent to a development application that we wish to make over part of Brisbane City Council land at 439 Bracken Ridge Road, Bracken Ridge.

Our planning consultant, Property Projects Australia, is today writing to Mr Joe Bannan seeking Council's consent to a development application. A copy of the letter from Property Projects Australia to Mr Bannan is attached for your information.

My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED]@parmacproperty.com.au

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Angela Cutri

From: [REDACTED]@parmacproperty.com.au>
Sent: Friday, 30 August 2019 2:14 PM
To: Annette Thomas
Cc: [REDACTED]
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent
Attachments: Ltr to Brisbane City Council - 30.08.19.pdf; 2019-382-DA02-B-LOCALITY PLAN.pdf; 2019-382-DA03-B-OVERALL LOT PLAN.pdf; 2019-382-DA04-C-SITE PLAN.pdf; 2019-382-DA06-C-SITE ELEVATIONS.pdf; 2019-382-DA07-C-SITE ELEVATIONS.pdf; 2019-382-DA08-C-SITE PERSPECTIVE.pdf

This email originates from outside of Brisbane City Council.

Dear Annette

Please refer to the attached letter and associated documents.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED][@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)

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Angela Cutri

From: [REDACTED]@parmacproperty.com.au>
Sent: Monday, 26 August 2019 2:23 PM
To: Annette Thomas
Cc: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent
Attachments: J000607_2019_04_18 PLM Minutes LM.pdf; 2019.07.31 Title Search - Lot 7 on RP 87490.pdf

Hi Annette

Please find attached the following as requested:

1. Title Search for Lot 7; and
2. Minutes of Pre-Lodgement Meeting.

I advise that our request for owner's consent has not been sent to Joe Bannan, but to yourself only.

Would you please confirm that our application meets your requirements and advise if you require any further information or documentation.

I appreciate your assistance.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED]@parmacproperty.com.au

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From: Annette Thomas [<mailto:Annette.Thomas@brisbane.qld.gov.au>]
Sent: Monday, 26 August 2019 10:38 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Hi [REDACTED],

Could you please provide a title search for Lot 7 as well as the pre-lodgement minutes.

Kind regards
Annette

From: Annette Thomas
Sent: Monday, 26 August 2019 10:05 AM
To: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>
Cc: [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning [REDACTED],

Thank you very much for the notification.

Fyi, all requests for owner's consent need to come to my team at bi-landuse@brisbane.qld.gov.au prior to them being sent to Joe Bannan.

Alternatively, the application can be submitted online at:

<https://www.brisbane.qld.gov.au/about-council/council-information-rates/lodge-or-apply-online/applications-including-council-owned-land-owners-consent/request-owners-council-consent>

I'll have a look over the attached documentation and let you know if I require any additional information.

Would you know whether the request being sent to Joe Bannan is being emailed or sent by post?

Kind regards
Annette

Annette Thomas

Asset Portfolio Coordinator (and Team Leader, Land Use Management)
Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

Brisbane Square / Level 19 / 266 George Street
Phone: 07 3403 4552 / Fax: 07 3334 0054
Email: Annette.thomas@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Cc: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>; [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

We are currently working on a new project at 451 and 439 Bracken Ridge Road, Bracken Ridge. Again, we are seeking Council's consent to a development application that we wish to make over part of Brisbane City Council land at 439 Bracken Ridge Road, Bracken Ridge.


Our planning consultant, Property Projects Australia, is today writing to Mr Joe Bannan seeking Council's consent to a development application. A copy of the letter from Property Projects Australia to Mr Bannan is attached for your information.

My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

Kind regards


Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: @parmacproperty.com.au

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Angela Cutri

From: BI-LandUse
Sent: Monday, 30 September 2019 11:17 AM
To: CPAS-NEWS-StrategicAdvice
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Morning Eddie

An extension will be fine [REDACTED], however, can you please stress that it is an urgent request.

Any issues let me know.

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>
Sent: Monday, 30 September 2019 9:16 AM
To: BI-LandUse <BI-LandUse@brisbane.qld.gov.au>
Cc: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Hi Alicia,

[REDACTED] and is unlikely to have finalised a position by the due date, being tomorrow.

Is it possible to seek an extension?

Happy to discuss.
Eddie.

From: BI-LandUse <BI-LandUse@brisbane.qld.gov.au>
Sent: Tuesday, 24 September 2019 5:34 PM
To: CPAS-DA-prelodgementservices <prelodgementservices@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>
Cc: Hayley Wells <Hayley.Wells@brisbane.qld.gov.au>

Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Good afternoon

[REDACTED] on a request for owner's consent for a development at 451 Bracken Ridge Road, Bracken Ridge which included Council land at Tinchi Tamba Wetlands Reserve – 439 Bracken Ridge Road, Bracken Ridge.

The applicant has come back with further advice for review.

Please note that the applicant has advised that they propose there will be a net increase in area for the Tinchi Tamba Wetlands of between 7,500 square metres and 8,000 square metres.

Could you please look over the attached and provide your comments by **COB 1 October 2019** with either support or objection, any objections must be detailed.

If you have any questions or concerns, please let me know.

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
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Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>

Sent: Monday, 23 September 2019 3:39 PM

To: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>

Cc: [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>

Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good afternoon Alicia

Please refer to the attached letter.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200

Fax: (07) 3254 2260
Email: [REDACTED]@parmacproperty.com.au

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From: Alicia Perry [mailto:Alicia.Perry@brisbane.qld.gov.au]
Sent: Monday, 23 September 2019 8:01 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning [REDACTED]

Please see attached outcome letter from Council regarding a request for owner's consent at 439 Bracken Ridge Road, Bracken Ridge.

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED]@parmacproperty.com.au>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Cc: [REDACTED]@parmacproperty.com.au>; [REDACTED]@propertyprojectsaustralia.com.au>
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

We are currently working on a new project at 451 and 439 Bracken Ridge Road, Bracken Ridge. Again, we are seeking Council's consent to a development application that we wish to make over part of Brisbane City Council land at 439 Bracken Ridge Road, Bracken Ridge.


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Angela Cutri

From: John Winkler
Sent: Tuesday, 3 September 2019 5:45 PM
To: Paul Galea; Greg Stephenson; Inga Condric
Cc: Bracken Ridge Ward Office; dalodgement; CPAS-NEWS-StrategicAdvice; Rudy Carman; James Douglas
Subject: Re: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)

Hi Annette

Notwithstanding the comments already made on this request, TPO would raise no objection to owner's consent being granted, so that the appropriateness of the access location can be properly considered as part of the development assessment process.

As always, this does not confer a view on the proposed development or access location.

It is assumed that matters such as easement terms and tenure will be negotiate separately to this consent.

Regards

John

From: Paul Galea <Paul.Galea@brisbane.qld.gov.au>
Sent: Tuesday, 3 September 2019 2:05 PM
To: Greg Stephenson <Greg.Stephenson@brisbane.qld.gov.au>; Inga Condric <Inga.Condric@brisbane.qld.gov.au>
Cc: Bracken Ridge Ward Office <brackenridge.ward@bcc.qld.gov.au>; dalodgement <dalodgement@brisbane.qld.gov.au>; Inga Condric <Inga.Condric@brisbane.qld.gov.au>; John Winkler <John.Winkler@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Rudy Carman <Rudy.Carman@brisbane.qld.gov.au>; James Douglas <James.Douglas@brisbane.qld.gov.au>
Subject: RE: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)

Hi All,

Thanks for providing that input Greg, Sch 4 Pt 3 (3)

Just to clarify, U turn access is permitted at the intersection of Hoyland Street and Bracken Ridge Road, also there is a access point into the Tinchi Tamba site at the South Western corner of 451 Bracken Ridge Road. Based on that there is no benefit for Brisbane City Council to have a public access point constructed on Council Land.

Thanks

Paul

Paul Galea

Regional Coordinator Natural Environment

Asset Services North

North Regional Business Centre | 375 Hamilton Road Chermside QLD 4032

Phone: 07 3407 1216 | Fax: 07 3407 0856

Mobile: [REDACTED]

Email: paul.galea@brisbane.qld.gov.au



From: Greg Stephenson

Sent: Monday, 2 September 2019 11:10 AM

To: Inga Condric <Inga.Condric@brisbane.qld.gov.au>

Cc: Bracken Ridge Ward Office <brackenridge.ward@bcc.qld.gov.au>; dalodgement <dalodgement@brisbane.qld.gov.au>; Inga Condric <Inga.Condric@brisbane.qld.gov.au>; John Winkler <John.Winkler@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Rudy Carman <Rudy.Carman@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>; James Douglas <James.Douglas@brisbane.qld.gov.au>

Subject: RE: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)

G'day

My initial thoughts on looking at this are that BCC is being asked to give an access over BCC owned land for the benefit of a private developer.

However, it is noted that Council owned property 439 Bracken Ridge Road is used for the Tinchi Tamba Fire Shed which has it access further along Bracken Ridge Road. Access for vehicles heading westbound along Bracken Ridge Road would require some sort of U-turn movement which is not permitted at the nearest (signalised) intersection. If the area as proposed for the service station access is constructed, it could also form as access to the Tinchi Tamba Fire Shed and would provide a signalised turn for westbound travel along Bracken Ridge Road. Whether this is a desirable outcome and whether an access off the service station entry is desirable would need to be decided by the operators of the Tinchi Tamba Fire Shed.

If it does proceed on that basis, the easement documents need to ensure that BCC has the unrestricted right to use the part of the access that is in the service station – this appears to be contemplated in that there is an easement over part of the service station. At the design stage there needs to be some consideration of how an access to the Tinchi Tamba Fire Shed could be made off the service station entry and what internal works might be required to access the Tinchi Tamba Fire Shed. To avoid future disputes there needs to be an upfront agreement over maintenance of the service station access if it is used by the Tinchi Tamba Fire Shed. It would be expected that this should go back to the owner of the service station to fund the construction, maintenance and future rehabilitation.

Provided that there is a clear need for Council to have the combined access with the conditions as discussed above, there is no objection. If there is no need for Council to have a combined access, then the easement is purely for the benefit of a private developer which is not supported.

Regards

Greg Stephenson

Senior Engineer Civil Infrastructure, Asset Management

Brisbane Infrastructure | **BRISBANE CITY COUNCIL**

Brisbane Square | Level 21, 266 George Street, Brisbane, Qld 4000

Phone: 07-3403 9043 | Mobile: [REDACTED]

Email: Greg.Stephenson@brisbane.qld.gov.au

From: Inga Condric

Sent: Friday, 30 August 2019 4:03 PM

To: Greg Stephenson <Greg.Stephenson@brisbane.qld.gov.au>

Subject: FW: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)

From: BI-LandUse

Sent: Friday, 30 August 2019 3:55 PM

To: Bracken Ridge Ward Office <brackenridge.ward@bcc.qld.gov.au>; dalodgement <dalodgement@brisbane.qld.gov.au>; Inga Condric <Inga.Condric@brisbane.qld.gov.au>; John Winkler <John.Winkler@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Rudy Carman <Rudy.Carman@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>; James Douglas <James.Douglas@brisbane.qld.gov.au>

Subject: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)

Good afternoon,

Please see attached documents in regards to an application for owner's consent to lodge a development application for a Reconfiguration of Lot for access easements over Council owned land at Tinchi Tamba Wetlands Reserve, 439 Bracken Ridge Road, Bracken Ridge to enable a petrol station development at 451 Bracken Ridge Road, Bracken Ridge.

Please see attached documents in support of this application:

- Request for consent (including letter)
- Prelodgement minutes
- Title search – Lot 7 on RP87490
- Letter with additional information
- Gecko aerial view
- Proposed site overview
- Site plan
- Site elevations
- Site elevations
- Site perspective

Could you please provide your comments of support or objection with reasons by COB 13 September 2019.

Kind regards

Annette

Annette Thomas

Asset Portfolio Coordinator (and Team Leader, Land Use Management)

Asset Management / Brisbane Infrastructure

BRISBANE CITY COUNCIL

Brisbane Square / Level 19 / 266 George Street

Phone: 07 3403 4552 / Fax: 07 3334 0054

Email: Annette.thomas@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

RTI release

Angela Cutri

From: CPAS-NEWS-StrategicAdvice
Sent: Wednesday, 4 September 2019 2:27 PM
To: BI-LandUse; Bracken Ridge Ward Office; dalodgement; Inga Condric; John Winkler; Rudy Carman; Paul Galea; James Douglas
Subject: RE: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)
Attachments: 2019-382-DA04-C-SITE PLAN.pdf

Hi Annette,

NEWS has reviewed the proposal and **does not support** owner's consent being granted, for the following reasons:

- The subject site was purchased as part of the Bushland Acquisition Program, for conservation purposes, forming Part of Tinchi-Tamba Wetlands Reserve.
- Under no circumstance would NEWS support the disposal of this Council asset for development.
- This position is inline with Council's Policy of 'no net loss of Council Park'.
- NEWS strongly recommends that any proposed development is contained entirely within a proponent's own land.

I hope this information is of assistance. Should you have any questions regarding this advice, please don't hesitate to email and I will coordinate with the applicable NEWS officer(s).

Regards,
Eddie.

Eddie Livingston Jones
Strategic Advice Coordinator
Natural Environment, Water & Sustainability
City Planning & Sustainability | **BRISBANE CITY COUNCIL** |

.....
Brisbane Square | Level 7, 266 George Street, Brisbane, Qld 4000
Phone: 07 3178 9343| Fax: 07 3334 0011
Email: CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au
.....

From: BI-LandUse
Sent: Friday, 30 August 2019 3:55 PM
To: Bracken Ridge Ward Office <brackenridge.ward@bcc.qld.gov.au>; dalodgement <dalodgement@brisbane.qld.gov.au>; Inga Condric <Inga.Condric@brisbane.qld.gov.au>; John Winkler <John.Winkler@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Rudy Carman <Rudy.Carman@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>; James Douglas <James.Douglas@brisbane.qld.gov.au>
Subject: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)

Good afternoon,

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- Site elevations
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Could you please provide your comments of support or objection with reasons by COB 13 September 2019.

Kind regards

Annette

Annette Thomas

Asset Portfolio Coordinator (and Team Leader, Land Use Management)

Asset Management / Brisbane Infrastructure

BRISBANE CITY COUNCIL

Brisbane Square / Level 19 / 266 George Street

Phone: 07 3403 4552 / Fax: 07 3334 0054

Email: Annette.thomas@brisbane.qld.gov.au

Web: <http://www.brisbane.qld.gov.au/>

Twitter: <http://twitter.com/brisbanecityqld>

Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

Angela Cutri

From: James Douglas
Sent: Wednesday, 4 September 2019 2:51 PM
To: BI-LandUse
Cc: John Winkler; BI-TPS-DA
Subject: RE: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)

Hi Annette,

No objections from Public and Active Transport Team.

Kind regards,

James Douglas

Strategic Planner, Public & Active Transport | Transport Planning & Operations
Brisbane Infrastructure | **BRISBANE CITY COUNCIL**

Brisbane Square | Level 6, 266 George Street, Brisbane, Qld 4000

Phone: 07-3403 1035

Email: james.douglas@brisbane.qld.gov.au



From: BI-LandUse

Sent: Friday, 30 August 2019 3:55 PM

To: Bracken Ridge Ward Office <brackenridge.ward@bcc.qld.gov.au>; dalodgement <dalodgement@brisbane.qld.gov.au>; Inga Condric <Inga.Condric@brisbane.qld.gov.au>; John Winkler <John.Winkler@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Rudy Carman <Rudy.Carman@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>; James Douglas <James.Douglas@brisbane.qld.gov.au>

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Annette

Annette Thomas

Asset Portfolio Coordinator (and Team Leader, Land Use Management)

Asset Management / Brisbane Infrastructure

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Brisbane Square / Level 19 / 266 George Street

Phone: 07 3403 4552 / Fax: 07 3334 0054

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Twitter: <http://twitter.com/brisbanecityqld>

Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

RTI release

Angela Cutri

From: Paul Galea
Sent: Friday, 6 September 2019 8:46 AM
To: BI-LandUse; Bracken Ridge Ward Office; dalodgement; Inga Condric; John Winkler; CPAS-NEWS-StrategicAdvice; Rudy Carman; James Douglas; Susan Dymock; Chandra Wood
Subject: RE: Owner's consent to lodge a development application - Dev't at 451 Bracken Rdge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)
Categories: A-Processing, K-Processing

Hi Annette,

Thank you for passing this on and making us aware of this.

I would not put my support behind this application for a couple of reasons:

- This area is part of a Wetland and is subject to flooding.
- The property, 439 Bracken Ridge Road, was purchased under the Bushland Acquisition Program and is purchased for the preservation of Biodiversity.
- These parcels of Land adjoin Bald Hills Creek which flows into Moreton Bay - concerns of contaminate runoff getting into this ecosystem.
- The area burns often enough for it to be an issue – recorded fires in 2000, 2006, 2007, 2010, 2011, 2012, 2014, 2018.

Thanks
Paul

Paul Galea
Regional Coordinator Natural Environment
Asset Services North
Brisbane Infrastructure | **BRISBANE CITY COUNCIL**

North Regional Business Centre | 375 Hamilton Road Chermside QLD 4032
Phone: 07 3407 1216 | Fax: 07 3407 0856
Mobile: [REDACTED]
Email: paul.galea@brisbane.qld.gov.au



From: BI-LandUse
Sent: Friday, 30 August 2019 3:55 PM
To: Bracken Ridge Ward Office <brackenridge.ward@bcc.qld.gov.au>; dalodgement <dalodgement@brisbane.qld.gov.au>; Inga Condric <Inga.Condric@brisbane.qld.gov.au>; John Winkler <John.Winkler@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Rudy Carman <Rudy.Carman@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>; James Douglas <James.Douglas@brisbane.qld.gov.au>
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Annette Thomas

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Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

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Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

Angela Cutri

From: BrackenRidge Ward Office <BrackenRidge.Ward@bcc.qld.gov.au>
Sent: Wednesday, 11 September 2019 12:20 PM
To: BI-LandUse
Subject: RE: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)

This email originates from outside of Brisbane City Council.

Good afternoon,

Cr Cooper has no issues at this time.

Kind Regards

Hayley Wragge

Ward Officer

Bracken Ridge Ward Office | **BRISBANE CITY COUNCIL**



(07) 3667 6000 | Cnr Bracken and Barrett Streets, Bracken Ridge, Qld, 4017 | BrackenRidge.Ward@bcc.qld.gov.au



From: BI-LandUse <BI-LandUse@brisbane.qld.gov.au>

Sent: Friday, 30 August 2019 3:55 PM

To: BrackenRidge Ward Office <BrackenRidge.Ward@bcc.qld.gov.au>; dalodgement <dalodgement@brisbane.qld.gov.au>; Inga Condric <Inga.Condric@brisbane.qld.gov.au>; John Winkler <John.Winkler@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Rudy Carman <Rudy.Carman@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>; James Douglas <James.Douglas@brisbane.qld.gov.au>

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Please see attached documents in support of this application:

- Request for consent (including letter)

- Prelodgement minutes
- Title search – Lot 7 on RP87490
- Letter with additional information
- Gecko aerial view
- Proposed site overview
- Site plan
- Site elevations
- Site elevations
- Site perspective

Could you please provide your comments of support or objection with reasons by COB 13 September 2019.

Kind regards
Annette

Annette Thomas

Asset Portfolio Coordinator (and Team Leader, Land Use Management)
Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

Brisbane Square / Level 19 / 266 George Street
Phone: 07 3403 4552 / Fax: 07 3334 0054
Email: Annette.thomas@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

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Angela Cutri

From: Greg Stephenson
Sent: Wednesday, 11 September 2019 3:30 PM
To: Kerry Lambe
Subject: FW: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)

G'day

My comments are highlighted in yellow in the response below – Sch 4 Pt 3 (3)

Basically, what's in it for Council? Unless, we are in agreement upfront with the land being used then there is no point in including it in the application.

Sch 4 Pt 3 (3)

If such an agreement exists then I don't have an objection but if that agreement doesn't exist then I wouldn't expect it to be included.

Regards

Greg Stephenson

Senior Engineer Civil Infrastructure, Asset Management
Brisbane Infrastructure | **BRISBANE CITY COUNCIL**

Brisbane Square | Level 21, 266 George Street, Brisbane, Qld 4000
Phone: 07-3403 9043 | Mobile: [REDACTED]
Email: Greg.Stephenson@brisbane.qld.gov.au

From: Paul Galea

Sent: Tuesday, 3 September 2019 2:05 PM

To: Greg Stephenson <Greg.Stephenson@brisbane.qld.gov.au>; Inga Condric <Inga.Condric@brisbane.qld.gov.au>
Cc: Bracken Ridge Ward Office <brackenridge.ward@bcc.qld.gov.au>; dalodgement <dalodgement@brisbane.qld.gov.au>; Inga Condric <Inga.Condric@brisbane.qld.gov.au>; John Winkler <John.Winkler@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Rudy Carman <Rudy.Carman@brisbane.qld.gov.au>; James Douglas <James.Douglas@brisbane.qld.gov.au>

Subject: RE: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)

Hi All,

Thanks for providing that input Greg, [REDACTED]
Just to clarify, U turn access is permitted at the intersection of Hoyland Street and Bracken Ridge Road, also there is a access point into the Tinchi Tamba site at the South Western corner of 451 Bracken Ridge Road. Based on that there is no benefit for Brisbane City Council to have a public access point constructed on Council Land.

Thanks
Paul

Paul Galea

Regional Coordinator Natural Environment
Asset Services North
Brisbane Infrastructure | **BRISBANE CITY COUNCIL**



From: Greg Stephenson

Sent: Monday, 2 September 2019 11:10 AM

To: Inga Condric <Inga.Condric@brisbane.qld.gov.au>

Cc: Bracken Ridge Ward Office <brackenridge.ward@bcc.qld.gov.au>; dalodgement <dalodgement@brisbane.qld.gov.au>; Inga Condric <Inga.Condric@brisbane.qld.gov.au>; John Winkler <John.Winkler@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Rudy Carman <Rudy.Carman@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>; James Douglas <James.Douglas@brisbane.qld.gov.au>

Subject: RE: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)

G'day

My initial thoughts on looking at this are that BCC is being asked to give an access over BCC owned land for the benefit of a private developer.

However, it is noted that Council owned property 439 Bracken Ridge Road is used for the Tinchi Tamba Fire Shed which has its access further along Bracken Ridge Road. Access for vehicles heading westbound along Bracken Ridge Road would require some sort of U-turn movement which is not permitted at the nearest (signalised) intersection. If the area as proposed for the service station access is constructed, it could also form as access to the Tinchi Tamba Fire Shed and would provide a signalised turn for westbound travel along Bracken Ridge Road. Whether this is a desirable outcome and whether an access off the service station entry is desirable would need to be decided by the operators of the Tinchi Tamba Fire Shed.

If it does proceed on that basis, the easement documents need to ensure that BCC has the unrestricted right to use the part of the access that is in the service station – this appears to be contemplated in that there is an easement over part of the service station. At the design stage there needs to be some consideration of how an access to the Tinchi Tamba Fire Shed could be made off the service station entry and what internal works might be required to access the Tinchi Tamba Fire Shed. To avoid future disputes there needs to be an upfront agreement over maintenance of the service station access if it is used by the Tinchi Tamba Fire Shed. It would be expected that this should go back to the owner of the service station to fund the construction, maintenance and future rehabilitation.

Provided that there is a clear need for Council to have the combined access with the conditions as discussed above, there is no objection. If there is no need for Council to have a combined access, then the easement is purely for the benefit of a private developer which is not supported.

Regards

Greg Stephenson

Senior Engineer Civil Infrastructure, Asset Management
Brisbane Infrastructure | **BRISBANE CITY COUNCIL**

.....
Brisbane Square | Level 21, 266 George Street, Brisbane, Qld 4000

Phone: 07-3403 9043 | Mobile [REDACTED]

Email: Greg.Stephenson@brisbane.qld.gov.au

From: Inga Condric

Sent: Friday, 30 August 2019 4:03 PM

To: Greg Stephenson <Greg.Stephenson@brisbane.qld.gov.au>

Subject: FW: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)

From: BI-LandUse

Sent: Friday, 30 August 2019 3:55 PM

To: Bracken Ridge Ward Office <brackenridge.ward@bcc.qld.gov.au>; dalodgement <dalodgement@brisbane.qld.gov.au>; Inga Condric <Inga.Condric@brisbane.qld.gov.au>; John Winkler <John.Winkler@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Rudy Carman <Rudy.Carman@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>; James Douglas <James.Douglas@brisbane.qld.gov.au>

Subject: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)

Good afternoon,

Please see attached documents in regards to an application for owner's consent to lodge a development application for a Reconfiguration of Lot for access easements over Council owned land at Tinchi Tamba Wetlands Reserve, 439 Bracken Ridge Road, Bracken Ridge to enable a petrol station development at 451 Bracken Ridge Road, Bracken Ridge.

Please see attached documents in support of this application:

- Request for consent (including letter)
- Prelodgement minutes
- Title search – Lot 7 on RP87490
- Letter with additional information
- Gecko aerial view
- Proposed site overview
- Site plan
- Site elevations
- Site elevations
- Site perspective

Could you please provide your comments of support or objection with reasons by COB 13 September 2019.

Kind regards
Annette

Annette Thomas

Asset Portfolio Coordinator (and Team Leader, Land Use Management)
Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

Brisbane Square / Level 19 / 266 George Street
Phone: 07 3403 4552 / Fax: 07 3334 0054
Email: Annette.thomas@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

Angela Cutri

From: Rudy Carman
Sent: Monday, 2 September 2019 8:55 AM
To: BI-LandUse
Subject: RE: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)

Hi Annette,

No objection from an Asset Services, Roads and Drainage point of view.

Rudy Carman

Regional Coordinator Roads and Drainage, Field Services | Brisbane Infrastructure | **BRISBANE CITY COUNCIL**

375 Hamilton Road, Chermside, Brisbane, Qld 4032
Phone: 07-3407 0837 | Email: rudy.carman@brisbane.qld.gov.au



From: BI-LandUse
Sent: Friday, 30 August 2019 3:55 PM
To: Bracken Ridge Ward Office <brackenridge.ward@bcc.qld.gov.au>; dalodgement <dalodgement@brisbane.qld.gov.au>; Inga Condric <Inga.Condric@brisbane.qld.gov.au>; John Winkler <John.Winkler@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Rudy Carman <Rudy.Carman@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>; James Douglas <James.Douglas@brisbane.qld.gov.au>
Subject: Owner's consent to lodge a development application - Dev't at 451 Bracken Ridge Road, Council land at 439 Bracken Ridge Road, Bracken Ridge (Tinchi Tamba Wetlands Reserve)

Good afternoon,

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- Site perspective

Could you please provide your comments of support or objection with reasons by COB 13 September 2019.

Kind regards
Annette

Annette Thomas

Asset Portfolio Coordinator (and Team Leader, Land Use Management)
Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

Brisbane Square / Level 19 / 266 George Street
Phone: 07 3403 4552 / Fax: 07 3334 0054
Email: Annette.thomas@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

RTI release

Angela Cutri

From: Joe Bannan
Sent: Tuesday, 24 September 2019 1:09 PM
To: Paul McDermott
Cc: Alicia Perry; Brad Wilson
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Dear Paul

Thanks for your response.

We will let you know if we need more information.

Thanks

Joe

Joe Bannan

Manager Asset Management | Asset Management
Brisbane Infrastructure | **BRISBANE CITY COUNCIL**

Brisbane Square | Level 19, 266 George Street, Brisbane, Qld 4000
Mobile: [REDACTED] Phone: 3178 1247
Email: Joe.Bannan@brisbane.qld.gov.au



From: [REDACTED]@parmacproperty.com.au>
Sent: Tuesday, 24 September 2019 10:12 AM
To: Joe Bannan <Joe.Bannan@brisbane.qld.gov.au>
Cc: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Dear Mr Bannan

Thank you for your update. It is greatly appreciated.

Please let me know if there is any further information that we could provide to assist in your decision making.

Our development application is ready to be lodged. We have available comprehensive technical reports that could be made available if you or other Council officers wished to see them. We think however, that the reports cover issues that are more relevant to the development assessment team.

We would also be more than happy to meet with you or your team to discuss our proposal. We strongly believe that our proposal provides a substantial net benefit to Council and the people of Brisbane.

Thank you again for the update. We trust that Council might favour us with its consent to our application.

Director

PARMAC PROPERTY GROUP

PO Box 1210

New Farm Qld 4005

Tel: (07) 3254 2200

Fax: (07) 3254 2260

Email: [REDACTED]@parmacproperty.com.au

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From: Joe Bannan [<mailto:Joe.Bannan@brisbane.qld.gov.au>]

Sent: Monday, 23 September 2019 5:04 PM

To: [REDACTED]

Cc: Alicia Perry

Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Hello [REDACTED]

I'm just following up on this email trail and the issue of Owners Consent for 439 Bracken Ridge Road.

I wanted to send you a note and apologise for sending you an objection to your request for Owners Consent. At this stage the Owners Consent consideration process has not actually concluded.

This means that the letter that was sent to you was in error.

I do apologise for any inconvenience that this letter has caused.

I understand that today you forwarded through additional information to support the request for Land Owners Consent. I do appreciate the additional information and it will be considered during the remaining considerations for Owners Consent.

Should you have any queries on this issue, please contact myself or Alicia Perry who can assist you.

Regards

Joe Bannan

Manager Asset Management | Asset Management
Brisbane Infrastructure | [BRISBANE CITY COUNCIL](#)

Brisbane Square | Level 19, 266 George Street, Brisbane, Qld 4000

Mobile: [REDACTED] | Phone: 3178 1247

Email: Joe.Bannan@brisbane.qld.gov.au



From: Brad Wilson

Sent: Monday, 23 September 2019 4:52 PM

To: Joe Bannan <Joe.Bannan@brisbane.qld.gov.au>

Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

From: Alicia Perry
Sent: Monday, 23 September 2019 4:33 PM
To: Brad Wilson <Brad.Wilson@brisbane.qld.gov.au>
Subject: Fwd: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

FYI

Get [Outlook for Android](#)

From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>
Sent: Monday, September 23, 2019 3:38:46 PM
To: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>
Cc: [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good afternoon Alicia

Please refer to the attached letter.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>

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From: Alicia Perry [<mailto:Alicia.Perry@brisbane.qld.gov.au>]
Sent: Monday, 23 September 2019 8:01 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning [REDACTED]

Please see attached outcome letter from Council regarding a request for owner's consent at 439 Bracken Ridge Road, Bracken Ridge.

Thanks
Kind regards

Alicia Perry
Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure

BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Cc: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>; [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

We are currently working on a new project at 451 and 439 Bracken Ridge Road, Bracken Ridge. Again, we are seeking Council's consent to a development application that we wish to make over part of Brisbane City Council land at 439 Bracken Ridge Road, Bracken Ridge.

Our planning consultant, Property Projects Australia, is today writing to Mr Joe Bannan seeking Council's consent to a development application. A copy of the letter from Property Projects Australia to Mr Bannan is attached for your information.

My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>

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RTI release

Angela Cutri

From: BI-LandUse
Sent: Tuesday, 1 October 2019 10:05 AM
To: CPAS-NEWS-StrategicAdvice
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081
Attachments: A005276081 - 439 BRACKEN RIDGE RD BRACKEN RIDGE QLD 4017 - Response to Owner's consent (id:3488924); RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Morning Eddie

I've attached DS's comments from this application for you to view.

Looking at these comments, it looks like more land might need to be dedicated than what is shown in the plan.

Questions to consider:

Can NEWS accept proposal in principle?

What is the maximum amount of land NEWS would be willing to dedicate to road? – the requested area of Council land has to be dedicated as road.

Proposed location of stormwater quality devices?

I have also attached an email I have sent to the applicant this morning requesting details for history of the proposed land they wish to dedicate to Council.

Thanks

Kind regards

Alicia Perry

Land Use Coordinator

Land Use Management / Asset Management / Brisbane Infrastructure

BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane

GPO Box 1434, Brisbane QLD 4001

Phone: 3178 2465

Email: alicia.perry@brisbane.qld.gov.au

Web: <http://www.brisbane.qld.gov.au/>

Twitter: <http://twitter.com/brisbanecityqld>

Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>

Sent: Monday, 30 September 2019 9:16 AM

To: BI-LandUse <BI-LandUse@brisbane.qld.gov.au>

Cc: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>

Subject: SAVED: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Hi Alicia,

[REDACTED] to this one and is unlikely to have finalised a position by the due date, being tomorrow.

Is it possible to seek an extension?

Happy to discuss.
Eddie.

From: BI-LandUse <BI-LandUse@brisbane.qld.gov.au>
Sent: Tuesday, 24 September 2019 5:34 PM
To: CPaS-DA-prelodgementservices <prelodgementservices@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>
Cc: Hayley Wells <Hayley.Wells@brisbane.qld.gov.au>
Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Good afternoon

[REDACTED] on a request for owner's consent for a development at 451 Bracken Ridge Road, Bracken Ridge which included Council land at Tinchi Tamba Wetlands Reserve – 439 Bracken Ridge Road, Bracken Ridge.

The applicant has come back with further advice for review.

Please note that the applicant has advised that they propose there will be a net increase in area for the Tinchi Tamba Wetlands of between 7,500 square metres and 8,000 square metres.

Could you please look over the attached and provide your comments by **COB 1 October 2019** with either support or objection, any objections must be detailed.

If you have any questions or concerns, please let me know.

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
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Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>
Sent: Monday, 23 September 2019 3:39 PM
To: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>
Cc: [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good afternoon Alicia

Please refer to the attached letter.

Kind regards

Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED]@parmacproperty.com.au

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From: Alicia Perry [mailto:Alicia.Perry@brisbane.qld.gov.au]
Sent: Monday, 23 September 2019 8:01 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning Paul

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Thanks
Kind regards

Alicia Perry
Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

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Brisbane Square | Flr 19, 266 George Street, Brisbane
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Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED]@parmacproperty.com.au>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Cc: [REDACTED]@parmacproperty.com.au>; [REDACTED]@propertyprojectsaustralia.com.au>
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

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Our planning consultant, Property Projects Australia, is today writing to Mr Joe Bannan seeking Council's consent to a development application. A copy of the letter from Property Projects Australia to Mr Bannan is attached for your information.

My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED]@parmacproperty.com.au

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From: PrelodgementServices@brisbane.qld.gov.au
Sent: Monday, 16 September 2019 3:08 PM
To: Alicia Perry
Cc: BI-LandUse
Subject: A005276081 - 439 BRACKEN RIDGE RD BRACKEN RIDGE QLD 4017 - Response to Owner's consent (id:3488924)

Dear Annette / Alicia,

I refer to your enquiry seeking the views of Development Services to support a request for owner's consent to lodge a development application for a Reconfiguration of a Lot for access easements over Council owned land at Tinchy Tamba Wetlands Reserve, 439 Bracken Ridge Road Bracken Ridge (Lot 7 on RP87490), to enable a Service station development at 451 Bracken Ridge Road, Bracken Ridge (Lot 6 on RP87490). The access easement involves a 297m² area shown as Easement A on Drawing no. SK2000 received 30 August 2019 and a road dedication along part of the Bracken Ridge Road frontage.

Development Services has no objection to owner's consent being provided for the lodgement of a Reconfiguration of a Lot development application for the access easement. However, there are significant Engineering issues regarding the proposed vehicle access. The following comments are made and can be included in your correspondence to the applicant:

- Access would be required using land on the adjoining Council-owned property at 438 Bracken Ridge Road to construct a geometrically safe fourth leg of the intersection with Glenealy Street. The fourth leg of the intersection would need to be constructed and dedicated to Council in accordance with Council standards to ensure the proposed development can obtain safe vehicle access to the road network. The proposed easement arrangement would be unable to be accepted. New road in this location is to be designed as a 14m wide road reserve with associated pavement widths and verges.
- As part of creating any new intersection, any access needs to comply with the necessary intersection separation requirements in accordance with Table 5 of the Transport, access, parking and servicing planning scheme policy, requiring access from the proposed minor road from a major intersection to provide a 20m separation. The proposed first turn into the Service station (closest to the Bracken Ridge Road frontage of the site) would not achieve this outcome. The proposed minimal separation is too close to the intersection to be suitable for consideration as a performance outcome. The proposed layout of the Service station would need to be revised to provide greater separation to the intersection and there is concerns this could push the development footprint further to the north and have implications on the biodiversity and environmental outcomes currently offered. Any development application for the proposal is required to submit a Functional Traffic Layout Plan for assessment.
- While Engineering issues are a key concern of the proposal, a development application will need to address other matters relevant to the proposal, including compliance with the Biodiversity areas overlay code, Flood overlay code and planning intent for the site. This comment does not contribute to replace Council's assessment of the application or relate to any decision that may be made on the application.

It should be noted that the above statement is provided in good faith relating only to the owner's consent for the lodgement of a development application and in no way binds a decision by the Council. Development Services have not undertaken a detailed assessment of the proposal. Further information, changes or justification may be required during the assessment of the development application to demonstrate achievement of the outcomes of City Plan 2014.

Any further correspondence for this application should be sent to the dedicated team in box listed below with the application number provided in the subject line of the email.

Regards,

Chris Dixon

Urban Planner

Prelodgement Services

Development Services

City Planning and Sustainability | BRISBANE CITY COUNCIL PrelodgementServices@brisbane.qld.gov.au

(07) 3178 7264

RTI release

Angela Cutri

From: Alicia Perry
Sent: Tuesday, 1 October 2019 9:57 AM
To: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning [REDACTED]

There are some questions about previous land use on the area proposed to be dedicated to Council. The questions are with respect to material that may be buried beneath the soil surface.

Stakeholders have requested history on the land, whether the land was filled, and if so, how and what machinery was used etc.

As much information as possible is required to give Council an indication of any potential issues or further works that may be required.

Any issues or concerns, please let me know

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED]@parmacproperty.com.au>
Sent: Monday, 23 September 2019 3:39 PM
To: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>
Cc: [REDACTED]@propertyprojectsaustralia.com.au>
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good afternoon Alicia

Please refer to the attached letter.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED]@parmacproperty.com.au

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From: Alicia Perry [<mailto:Alicia.Perry@brisbane.qld.gov.au>]
Sent: Monday, 23 September 2019 8:01 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning [REDACTED]

Please see attached outcome letter from Council regarding a request for owner's consent at 439 Bracken Ridge Road, Bracken Ridge.

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED]@parmacproperty.com.au>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Cc: [REDACTED]@parmacproperty.com.au>; [REDACTED]@propertyprojectsaustralia.com.au>
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

We are currently working on a new project at 451 and 439 Bracken Ridge Road, Bracken Ridge. Again, we are seeking Council's consent to a development application that we wish to make over part of Brisbane City Council land at 439 Bracken Ridge Road, Bracken Ridge.


Our planning consultant, Property Projects Australia, is today writing to Mr Joe Bannan seeking Council's consent to a development application. A copy of the letter from Property Projects Australia to Mr Bannan is attached for your information.

My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

Kind regards


Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: @parmacproperty.com.au

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Angela Cutri

From: Annette Thomas
Sent: Monday, 26 August 2019 3:19 PM
To: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Hi [REDACTED],

Thank you for these documents.

As you require owner's consent to lodge this development application, there are a number of documents that are requested in the pre-lodgement minutes that have not been provided with this request.

For an owner's consent request to be considered, a full internal consultation process is undertaken to seek views from relevant Council business areas and these areas require information about the impacts to the land.

As such, could you please provide the documents and information as requested in the pre-lodgement minutes.

Once I have received this information, I will commence the consultation process which generally takes approximately three weeks.

Kind regards
Annette

From: [REDACTED]@parmacproperty.com.au>
Sent: Monday, 26 August 2019 2:23 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Cc: [REDACTED]@parmacproperty.com.au>; [REDACTED]
<[REDACTED]@parmacproperty.com.au>
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Hi Annette

Please find attached the following as requested:

1. Title Search for Lot 7; and
2. Minutes of Pre-Lodgement Meeting.

I advise that our request for owner's consent has not been sent to Joe Bannan, but to yourself only.

Would you please confirm that our application meets your requirements and advise if you require any further information or documentation.

I appreciate your assistance.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210

New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED]@parmacproperty.com.au

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From: Annette Thomas [mailto:Annette.Thomas@brisbane.qld.gov.au]
Sent: Monday, 26 August 2019 10:38 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Hi [REDACTED],

Could you please provide a title search for Lot 7 as well as the pre-lodgement minutes.

Kind regards
Annette

From: Annette Thomas
Sent: Monday, 26 August 2019 10:05 AM
To: [REDACTED]@parmacproperty.com.au
Cc: [REDACTED]@propertyprojectsaustralia.com.au
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning [REDACTED],

Thank you very much for the notification.

Fyi, all requests for owner's consent need to come to my team at bi-landuse@brisbane.qld.gov.au prior to them being sent to Joe Bannan.

Alternatively, the application can be submitted online at:

<https://www.brisbane.qld.gov.au/about-council/council-information-rates/lodge-or-apply-online/applications-including-council-owned-land-owners-consent/request-owners-council-consent>

I'll have a look over the attached documentation and let you know if I require any additional information.

Would you know whether the request being sent to Joe Bannan is being emailed or sent by post?

Kind regards
Annette

Annette Thomas
Asset Portfolio Coordinator (and Team Leader, Land Use Management)
Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

Brisbane Square / Level 19 / 266 George Street
Phone: 07 3403 4552 / Fax: 07 3334 0054
Email: Annette.thomas@brisbane.qld.gov.au

Web: <http://www.brisbane.qld.gov.au/>

Twitter: <http://twitter.com/brisbanecityqld>

Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>

Sent: Friday, 23 August 2019 12:46 PM

To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>

Cc: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>; [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>

Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

We are currently working on a new project at 451 and 439 Bracken Ridge Road, Bracken Ridge. Again, we are seeking Council's consent to a development application that we wish to make over part of Brisbane City Council land at 439 Bracken Ridge Road, Bracken Ridge.

Our planning consultant, Property Projects Australia, is today writing to Mr Joe Bannan seeking Council's consent to a development application. A copy of the letter from Property Projects Australia to Mr Bannan is attached for your information.

My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200

Fax: (07) 3254 2260

Email: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>

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Angela Cutri

From: [REDACTED]@parmacproperty.com.au>
Sent: Tuesday, 1 October 2019 12:28 PM
To: Alicia Perry
Cc: [REDACTED]
Subject: Brisbane City Council Land Owner's Consent - 439 and 451 Bracken Ridge Road, Bracken Ridge
Attachments: Ltr to Brisbane City Council - 01.10.19.pdf

Categories: To Do

This email originates from outside of Brisbane City Council.

Dear Alicia

Please refer to the attached letter.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED][@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)

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Your ref:
Our ref:
Reply to:
Email: [REDACTED]@parmacproperty.com.au



1 October 2019

Ms Alicia Perry
Land Use Coordinator
Land Use Management / Asset Management/
Brisbane Infrastructure
Brisbane City Council
Level 19, 266 George Street
BRISBANE QLD 4000

■ Suite 4
876 Brunswick Street
New Farm Qld 4005

■ PO Box 1210
New Farm Qld 4005

■ Phone: (07) 3254 2200
Fax: (07) 3254 2260

Via Email: Alicia.Perry@brisbane.qld.gov.au

Dear Alicia

**Brisbane City Council Land Owner's Consent to Development Application
439 and 451 Bracken Ridge Road, Bracken Ridge, Queensland**

Thank you for your email received this morning regarding the previous land use at 451 and 439 Bracken Ridge Road, Bracken Ridge.

With regard to 451 Bracken Ridge Road, Bracken Ridge, we can advise as follows:

1. Title Searches indicate that the land was previously owned by The Young Men's Christian Association of Brisbane (YMCA). The YMCA sold the property to [REDACTED] in April 1999. We are not aware of the use that [REDACTED] put the land to.
2. [REDACTED] sold the land to [REDACTED] in September 2001.
3. We have an option for the purchase of the land from [REDACTED]. It is apparent therefore, that there have only been three owners of the property since the title was first created.
4. We have attached a series of aerial photographs showing the property in 2012, 2014, 2015, 2017 and 2019.
5. It is apparent that the property was used as some form of holding yard by the [REDACTED] which has potentially resulted in some residual rubbish being left on the land.

It is our intention to fully clean up the site and revegetate the land prior to its hand over to Council.

With regard to 439 Bracken Ridge Road, Bracken Ridge:

1. May we make the observation that it is fortuitously also shown on the attached aerial photographs.

Parmac Investments Pty Ltd
(ABN 77 106 378 205)

W:\Bracken Ridge - 451 Bracken Ridge Road\Correspondence\Ltr to Brisbane City Council - 01.10.19.docx

2. It is apparent that structures were removed between 2012 and 2014 after the land was acquired by the Brisbane City Council. There would also seem to be some vegetation that was removed after the Council took ownership.
3. We are not otherwise able to comment on the history of 439 Bracken Ridge Road, Bracken Ridge but note that the historical title search does not go back beyond 2002.

We trust that this information is of assistance.

Yours sincerely


Director
PARMAC PROPERTY GROUP

Enc.

Angela Cutri

From: Brad Wilson
Sent: Wednesday, 27 November 2019 8:34 AM
To: Lachlan Carkeet
Cc: Annette Thomas; Tim Wright; CPAS-NEWS-StrategicAdvice
Subject: RE: Bracken Ridge Road - Paul McDermott

That's great. Thanks. Would you mind staying in touch with DS to facilitate that outcome please as the planners may need specific direction on the purpose of the trust. We'll prepare the Owner's Consent.

Thanks
Brad

From: Lachlan Carkeet
Sent: Wednesday, 27 November 2019 8:29 AM
To: Brad Wilson <Brad.Wilson@brisbane.qld.gov.au>
Cc: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>; Tim Wright <Tim.Wright@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>
Subject: RE: Bracken Ridge Road - Paul McDermott

Hi Brad

I have discussed the matter further with Tim Wright and the Biodiversity and Conservation Management team. NEWS would be prepared to accept the transfer of land as a condition of development with an instrument of trust provided the instrument of trust is sufficiently broad to allow Council to use the land in a way consistent with other land acquired under the Bushland Acquisition program. As such, should a DA be lodged and ultimately approved by Council, the Biodiversity and Conservation Planning team would be happy to provide advice in respect to a condition requiring the transfer of the balance lot.

Please let me know if you require more information.

Regards

Lachlan Carkeet

Parks and Natural Resources Manager
Natural Environment Water and Sustainability Branch
City Planning & Sustainability | **BRISBANE CITY COUNCIL**
Ph: 07 3178 4158 M: [REDACTED]

.....
Brisbane Square | Level 7 | 266 George Street
GPO Box 1434 | Brisbane Qld 4001

Parks and Natural Resources: Protecting, connecting, growing and sustaining an integrated network of parks, forests and natural areas.

From: Brad Wilson <Brad.Wilson@brisbane.qld.gov.au>
Sent: Wednesday, 27 November 2019 8:08 AM

To: Lachlan Carkeet <Lachlan.Carkeet@brisbane.qld.gov.au>
Cc: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Subject: FW: Bracken Ridge Road - Paul McDermott

Good morning

Just wondering if you had any further update on the proposed transfer/exchange process? Joe would like to contact the applicant this morning.

Thanks
Brad

From: Joe Bannan
Sent: Tuesday, 26 November 2019 5:28 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>; Brad Wilson <Brad.Wilson@brisbane.qld.gov.au>; Carly Weaver <Carly.Weaver@brisbane.qld.gov.au>
Subject: Bracken Ridge Road - Paul McDermott

Hi All

Thanks for help to date on the issue of the Bracken Ridge owners consent issue.

██████████ has called up (5pm today) and is just chasing an update on the issue.

I mentioned that I will find out and get back by phone call back by 10am tomorrow.

I do know the issue is ongoing but is it possible that there is a message that I can pass on in the morning?

Can we advise on an expected time line?

Im not sure what other questions to ask at this time but am keen to respond appropriately.

Please let me know your thoughts

Thanks

Joe

Joe Bannan
Manager Asset Management | Asset Management
Brisbane Infrastructure | **BRISBANE CITY COUNCIL**

Brisbane Square | Level 19, 266 George Street, Brisbane, Qld 4000
Mobile: ██████████ | Phone: 3178 1247
Email: Joe.Bannan@brisbane.qld.gov.au



Angela Cutri

From: Alicia Perry
Sent: Monday, 23 September 2019 8:01 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent
Attachments: IGA_23_9_2019_7_40_10_705.pdf

Good morning [REDACTED]

Please see attached outcome letter from Council regarding a request for owner's consent at 439 Bracken Ridge Road, Bracken Ridge.

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED]@parmacproperty.com.au>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Cc: [REDACTED]@parmacproperty.com.au>; [REDACTED]@propertyprojectsaustralia.com.au>
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

We are currently working on a new project at 451 and 439 Bracken Ridge Road, Bracken Ridge. Again, we are seeking Council's consent to a development application that we wish to make over part of Brisbane City Council land at 439 Bracken Ridge Road, Bracken Ridge.

Our planning consultant, Property Projects Australia, is today writing to Mr Joe Bannan seeking Council's consent to a development application. A copy of the letter from Property Projects Australia to Mr Bannan is attached for your information.

My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

Kind regards


Director
armac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: @armacproperty.com.au

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Dedicated to a better Brisbane

Our Reference: 112/10/439/389

17 September 2019

Assessment Manager
Development Services
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

RE: LETTER OF CONSENT TO LODGE A DEVELOPMENT APPLICATION – 451 BRACKEN RIDGE ROAD, BRACKEN RIDGE TO INCLUDE COUNCIL OWNED LAND AT TINCHI TAMBA WETLANDS RESERVE – 439 BRACKEN RIDGE ROAD, BRACKEN RIDGE

Thank you for your email dated 26 August 2019 requesting Council's consent to lodge a development application which includes Council owned land at Tinchi Tamba Wetlands Reserve – 439 Bracken Ridge Road, Bracken Ridge - Lot 7 on RP87490.

Council officers have considered your request and cannot support the proposed owner's consent including Council land due to the land being purchased for conservation purposes with funds from the Bushland Preservation Levy.

If you require planning advice, please contact Development Services on 3403 8888.

I trust this advice clarifies Council's position, however, should you need additional information please contact Alicia Perry by telephone on 3178 2465 or by email on BI-landuse@brisbane.qld.gov.au.

Yours sincerely

Sch 4 Pt 3 (3)

Joe Bannan
Manager - (As delegate of Council)
Asset Management

Angela Cutri

From: BI-LandUse
Sent: Tuesday, 19 November 2019 9:36 AM
To: Lachlan Carkeet
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081
Attachments: Ltr to Brisbane City Council - 23.09.19.pdf

Good morning Lachlan

Please see attached a request to review owner's consent to include Council owned land at Tinchi Tamba Wetlands Reserve – 439 Bracken Ridge Road, Bracken Ridge for a development at 451 Bracken Ridge Road, Bracken Ridge.

If you could please provide NEWS comments of support or objection with reasons by **COB 26 November 2019**.

Please feel free to call me should you have any questions or concerns.

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: BI-LandUse
Sent: Tuesday, 24 September 2019 5:34 PM
To: CPaS-DA-prelodgementservices <prelodgementservices@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>
Cc: Hayley Wells <Hayley.Wells@brisbane.qld.gov.au>
Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Good afternoon

[REDACTED] on a request for owner's consent for a development at 451 Bracken Ridge Road, Bracken Ridge which included Council land at Tinchi Tamba Wetlands Reserve – 439 Bracken Ridge Road, Bracken Ridge.

The applicant has come back with further advice for review.

Please note that the applicant has advised that they propose there will be a net increase in area for the Tinchi Tamba Wetlands of between 7,500 square metres and 8,000 square metres.

Could you please look over the attached and provide your comments by COB 1 October 2019 with either support or objection, any objections must be detailed.

If you have any questions or concerns, please let me know.

Thanks

Kind regards

Alicia Perry

Land Use Coordinator

Land Use Management / Asset Management / Brisbane Infrastructure

BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane

GPO Box 1434, Brisbane QLD 4001

Phone: 3178 2465

Email: alicia.perry@brisbane.qld.gov.au

Web: <http://www.brisbane.qld.gov.au/>

Twitter: <http://twitter.com/brisbanecityqld>

Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>

Sent: Monday, 23 September 2019 3:39 PM

To: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>

Cc: [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>

Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good afternoon Alicia

Please refer to the attached letter.

Kind regards

[REDACTED]
Director

parmac property group

PO Box 1210

New Farm Qld 4005

Tel: (07) 3254 2200

Fax: (07) 3254 2260

Email: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>

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From: Alicia Perry [<mailto:Alicia.Perry@brisbane.qld.gov.au>]

Sent: Monday, 23 September 2019 8:01 AM

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning [REDACTED]

Please see attached outcome letter from Council regarding a request for owner's consent at 439 Bracken Ridge Road, Bracken Ridge.

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
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From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Cc: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>; [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

We are currently working on a new project at 451 and 439 Bracken Ridge Road, Bracken Ridge. Again, we are seeking Council's consent to a development application that we wish to make over part of Brisbane City Council land at 439 Bracken Ridge Road, Bracken Ridge.

Our planning consultant, Property Projects Australia, is today writing to Mr Joe Bannan seeking Council's consent to a development application. A copy of the letter from Property Projects Australia to Mr Bannan is attached for your information.

My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

Kind regards

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RTI release

Your ref:
Our ref:
Reply to:
Email: @parmacproperty.com.au



23 September 2019

Ms Alicia Perry
Land Use Coordinator
Land Use Management / Asset Management/
Brisbane Infrastructure
Brisbane City Council
Level 19, 266 George Street
BRISBANE QLD 4000

■ Suite 4
876 Brunswick Street
New Farm Qld 4005

■ PO Box 1210
New Farm Qld 4005

■ Phone: (07) 3254 2200
Fax: (07) 3254 2260

Via Email: Alicia.Perry@brisbane.qld.gov.au

Dear Alicia

**Brisbane City Council Land Owner's Consent to Development Application
439 and 451 Bracken Ridge Road, Bracken Ridge, Queensland**

We refer to the letter from Joe Bannan dated 17 September 2019 and your telephone conversation with [REDACTED] today.

We ask that Council reconsider its position in light of the following:

1. The lot for which we have applied for owner's consent (Lot 7 on Registered Plan 87490) is owned in freehold by Council and is not "Reserve" land managed by Council on behalf of the State. A copy of a recent Title Search is **enclosed**.

As such, Council may deal with its freehold land in the manner we have previously proposed.

2. In our view, the acquisition of land using funds from the Bushland Preservation Levy should not prevent Council from achieving a net benefit to the very ecological and conservation values it is trying to protect and enhance.

That is to say, where only a small portion of Lot 7 is proposed to be encumbered by an easement (which itself will result in improved site access arrangements from Bracken Ridge Road for Council's Lot 7) and where it is proposed that there will be a net increase in area for the Tindhi Tamba Wetlands of between 7,500 m² and 8,000 m² (please see **enclosed** an indicative plan that is subject to final survey), Council should favourably consider the significant net benefit from an ecological and conservation standpoint.

As noted in our letter dated 30 August 2019, Parmac's proposal:

- a. seeks to protect the local ecology and sensitive riparian environment; and
- b. was discussed with the Local Councillor Amanda Cooper and with the Leader of Planning Team North, Ms Kaye Atkins and we believe they see the significant benefit to Council in our proposal.

Parmac Investments Pty Ltd
(ABN 77 106 378 205)

3. **Attached** is Parmac's recently completed detailed ecological report which has been prepared for the purposes of the development application. The report concludes, among other things that:

- *The proposed development has been designed to ensure marginal habitat for both [the Accipiter fasciatus (brown goshawk) and Ardea modesta (eastern great egret)] will be retained and enhanced in the mapped Citywide waterway corridor and [High Ecological Significance] area on site.*
- *The proposed development layout will ensure the retention of native trees in the south-west corner of the site and Vegetation Community A in order to maintain [High Ecological Significance] biodiversity values, the existing waterway corridor, landscape character and visual amenity values associated with Bracken Ridge Road.*
- *A setback of approximately 43-62 m will be provided between the proposed development footprint and the existing Tinchi Tamba Wetlands Reserve boundary situated to the north and west of the site.*
- *Balance areas of the site containing native vegetation and not located in the proposed development footprint will be dedicated to Brisbane City Council to address the requirements of the Biodiversity Areas Overlay Code.*

Parmac believes that the gifting to Council of the portion of Lot 6 which will not be utilised for development would be a significant and positive conservation and ecological outcome for both Council and the Tinchi Tamba Wetlands.

Accordingly, we ask that Council reconsider the position set out in the letter of 17 September 2019 and grant its consent, as a landowner of the freehold Lot 7 on Registered Plan 87490, to our development application.

Could you please pass a copy of this letter on to the asset owners within Council. Parmac would be happy to meet with Council representatives to discuss this or any similar proposals.

I look forward to hearing from you.

Yours sincerely

Director
PARMAC PROPERTY GROUP

Enc.

Angela Cutri

From: CPAS-NEWS-StrategicAdvice
Sent: Monday, 30 September 2019 9:16 AM
To: BI-LandUse
Cc: Alicia Perry
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Hi Alicia,

[REDACTED] and is unlikely to have finalised a position by the due date, being tomorrow.

Is it possible to seek an extension?

Happy to discuss.
Eddie.

From: BI-LandUse <BI-LandUse@brisbane.qld.gov.au>
Sent: Tuesday, 24 September 2019 5:34 PM
To: CPAS-DA-prelodgementservices <prelodgementservices@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>
Cc: Hayley Wells <Hayley.Wells@brisbane.qld.gov.au>
Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Good afternoon

[REDACTED] on a request for owner's consent for a development at 451 Bracken Ridge Road, Bracken Ridge which included Council land at Tinchi Tamba Wetlands Reserve – 439 Bracken Ridge Road, Bracken Ridge.

The applicant has come back with further advice for review.

Please note that the applicant has advised that they propose there will be a net increase in area for the Tinchi Tamba Wetlands of between 7,500 square metres and 8,000 square metres.

Could you please look over the attached and provide your comments by **COB 1 October 2019** with either support or objection, any objections must be detailed.

If you have any questions or concerns, please let me know.

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management /Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001

Phone: 3178 2465
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Sent: Monday, 23 September 2019 3:39 PM
To: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>
Cc: [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good afternoon Alicia

Please refer to the attached letter.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>

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From: Alicia Perry <<mailto:Alicia.Perry@brisbane.qld.gov.au>>
Sent: Monday, 23 September 2019 8:01 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning [REDACTED]

Please see attached outcome letter from Council regarding a request for owner's consent at 439 Bracken Ridge Road, Bracken Ridge.

Thanks
Kind regards

Alicia Perry
Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

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From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>
Sent: Friday, 23 August 2019 12:46 PM
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Cc: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>; [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

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My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

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parmac property group

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Angela Cutri

From: CPAS-NEWS-StrategicAdvice
Sent: Tuesday, 8 October 2019 9:06 AM
To: BI-LandUse
Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081
Attachments: A005276081 - 439 BRACKEN RIDGE RD BRACKEN RIDGE QLD 4017 - Response to Owner's consent (id:3488924); RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent
Categories: AP-Processing

Hi Alicia,

NEWS has revisited this request and advises that the position of non-support for owner consent remains unchanged.

As per previous response:

- The subject site was purchased as part of the Bushland Acquisition Program, for conservation purposes, forming Part of Tinchi-Tamba Wetlands Reserve.
- Under no circumstance would NEWS support the disposal of this Council asset for development.
- This position is in line with Council's Policy of 'no net loss of Council Park'.
- NEWS strongly recommends that any proposed development is contained entirely within a proponent's own land.

I hope this information is of assistance. Should you have any questions regarding this advice, please don't hesitate to email and I will coordinate with the applicable NEWS officer(s).

Regards,
Eddie.

From: BI-LandUse <BI-LandUse@brisbane.qld.gov.au>
Sent: Tuesday, 1 October 2019 10:05 AM
To: CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Morning Eddie

I've attached DS's comments from this application for you to view.

Looking at these comments, it looks like more land might need to be dedicated than what is shown in the plan.

Questions to consider:

Can NEWS accept proposal in principle?

What is the maximum amount of land NEWS would be willing to dedicate to road? – the requested area of Council land has to be dedicated as road.

Proposed location of stormwater quality devices?

I have also attached an email I have sent to the applicant this morning requesting details for history of the proposed land they wish to dedicate to Council.

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
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Web: <http://www.brisbane.qld.gov.au/>
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From: CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>
Sent: Monday, 30 September 2019 9:16 AM
To: BI-LandUse <BI-LandUse@brisbane.qld.gov.au>
Cc: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>
Subject: SAVED: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

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[REDACTED] in regards to this one and is unlikely to have finalised a position by the due date, being tomorrow.

Is it possible to seek an extension?

Happy to discuss.
Eddie.

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Cc: Hayley Wells <Hayley.Wells@brisbane.qld.gov.au>
Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

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Land Use Coordinator

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Director
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Fax: (07) 3254 2260

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Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
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RTI release

From: CPaS-DA-prelodgementservices
Sent: Monday, 16 September 2019 3:08 PM
To: Alicia Perry
Cc: BI-LandUse
Subject: A005276081 - 439 BRACKEN RIDGE RD BRACKEN RIDGE QLD 4017 - Response to Owner's consent (id:3488924)

Dear Annette / Alicia,

I refer to your enquiry seeking the views of Development Services to support a request for owner's consent to lodge a development application for a Reconfiguration of a Lot for access easements over Council owned land at Tinchy Tamba Wetlands Reserve, 439 Bracken Ridge Road Bracken Ridge (Lot 7 on RP87490), to enable a Service station development at 451 Bracken Ridge Road, Bracken Ridge (Lot 6 on RP87490). The access easement involves a 297m² area shown as Easement A on Drawing no. SK2000 received 30 August 2019 and a road dedication along part of the Bracken Ridge Road frontage.

Development Services has no objection to owner's consent being provided for the lodgement of a Reconfiguration of a Lot development application for the access easement. However, there are significant Engineering issues regarding the proposed vehicle access. The following comments are made and can be included in your correspondence to the applicant:

- Access would be required using land on the adjoining Council-owned property at 438 Bracken Ridge Road to construct a geometrically safe fourth leg of the intersection with Glenealy Street. The fourth leg of the intersection would need to be constructed and dedicated to Council in accordance with Council standards to ensure the proposed development can obtain safe vehicle access to the road network. The proposed easement arrangement would be unable to be accepted. New road in this location is to be designed as a 14m wide road reserve with associated pavement widths and verges.
- As part of creating any new intersection, any access needs to comply with the necessary intersection separation requirements in accordance with Table 5 of the Transport, access, parking and servicing planning scheme policy, requiring access from the proposed minor road from a major intersection to provide a 20m separation. The proposed first turn into the Service station (closest to the Bracken Ridge Road frontage of the site) would not achieve this outcome. The proposed minimal separation is too close to the intersection to be suitable for consideration as a performance outcome. The proposed layout of the Service station would need to be revised to provide greater separation to the intersection and there is concerns this could push the development footprint further to the north and have implications on the biodiversity and environmental outcomes currently offered. Any development application for the proposal is required to submit a Functional Traffic Layout Plan for assessment.
- While Engineering issues are a key concern of the proposal, a development application will need to address other matters relevant to the proposal, including compliance with the Biodiversity areas overlay code, Flood overlay code and planning intent for the site. This comment does not contribute to replace Council's assessment of the application or relate to any decision that may be made on the application.

It should be noted that the above statement is provided in good faith relating only to the owner's consent for the lodgement of a development application and in no way binds a decision by the Council. Development Services have not undertaken a detailed assessment of the proposal. Further information, changes or justification may be required during the assessment of the development application to demonstrate achievement of the outcomes of City Plan 2014.

Any further correspondence for this application should be sent to the dedicated team in box listed below with the application number provided in the subject line of the email.

Regards,

Chris Dixon

Urban Planner

Prelodgement Services

Development Services

City Planning and Sustainability | BRISBANE CITY COUNCIL PrelodgementServices@brisbane.qld.gov.au

(07) 3178 7264

RTI release

Angela Cutri

From: Alicia Perry
Sent: Tuesday, 1 October 2019 9:57 AM
To: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning [REDACTED]

There are some questions about previous land use on the area proposed to be dedicated to Council. The questions are with respect to material that may be buried beneath the soil surface.

Stakeholders have requested history on the land, whether the land was filled, and if so, how and what machinery was used etc.

As much information as possible is required to give Council an indication of any potential issues or further works that may be required.

Any issues or concerns, please let me know

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED]@parmacproperty.com.au>
Sent: Monday, 23 September 2019 3:39 PM
To: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>
Cc: [REDACTED]@propertyprojectsaustralia.com.au>
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good afternoon Alicia

Please refer to the attached letter.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED]@parmacproperty.com.au

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From: Alicia Perry [<mailto:Alicia.Perry@brisbane.qld.gov.au>]
Sent: Monday, 23 September 2019 8:01 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning [REDACTED]

Please see attached outcome letter from Council regarding a request for owner's consent at 439 Bracken Ridge Road, Bracken Ridge.

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

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Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED]@parmacproperty.com.au>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Cc: [REDACTED]@parmacproperty.com.au>; [REDACTED]@propertyprojectsaustralia.com.au>
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

We are currently working on a new project at 451 and 439 Bracken Ridge Road, Bracken Ridge. Again, we are seeking Council's consent to a development application that we wish to make over part of Brisbane City Council land at 439 Bracken Ridge Road, Bracken Ridge.


Our planning consultant, Property Projects Australia, is today writing to Mr Joe Bannan seeking Council's consent to a development application. A copy of the letter from Property Projects Australia to Mr Bannan is attached for your information.

My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

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Angela Cutri

From: Hayley Wells
Sent: Wednesday, 25 September 2019 1:30 PM
To: BI-LandUse; Alicia Perry
Cc: Chris.M Dixon; edanorth
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Hi Alicia,

Further to our telephone conversation, while it is noted the applicant's representations now include proposed Development Footprint Plan DA10 B dated 28 August 2019 and an Ecological Assessment Report dated September 2019 and these are additional to the information previously submitted, there is no change to the Development Services comments provided via email dated 16 September 2019. Where Council decides to give owner's consent for the lodgement of a development application and the application is made, Development Services will assess the proposal at that time. As previously noted there is significant engineering issues with the proposed access, as well as other elements of the proposal which will need to be fully assessed.

It should be noted that the above statement is provided in good faith relating only to the owner's consent for the lodgement of a development application and in no way binds a decision by the Council. Development Services have not undertaken a detailed assessment of the proposal. Further information, changes or justification may be required during the assessment of the development application to demonstrate achievement of the outcomes of City Plan 2014.

Regards,
Hayley

Hayley Wells

A/Principal Urban Planner | Prelodgement Services | Development Services
City Planning & Sustainability | **BRISBANE CITY COUNCIL**

Brisbane Square, Floor 12, 266 George Street, Brisbane, Qld 4000
Phone: +61-7-3178 0022 | Fax 07 3403 4291
Email: Hayley.Wells@brisbane.qld.gov.au



 Please consider the environment before printing this email.

From: BI-LandUse
Sent: Tuesday, 24 September 2019 5:34 PM
To: CPaS-DA-prelodgementservices <prelodgementservices@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>
Cc: Hayley Wells <Hayley.Wells@brisbane.qld.gov.au>
Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Good afternoon

[REDACTED] on a request for owner's consent for a development at 451 Bracken Ridge Road, Bracken Ridge which included Council land at Tinchi Tamba Wetlands Reserve – 439 Bracken Ridge Road, Bracken Ridge.

The applicant has come back with further advice for review.

Please note that the applicant has advised that they propose there will be a net increase in area for the Tinchi Tamba Wetlands of between 7,500 square metres and 8,000 square metres.

Could you please look over the attached and provide your comments by **COB 1 October 2019** with either support or objection, any objections must be detailed.

If you have any questions or concerns, please let me know.

Thanks

Kind regards

Alicia Perry

Land Use Coordinator

Land Use Management / Asset Management / Brisbane Infrastructure

BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane

GPO Box 1434, Brisbane QLD 4001

Phone: 3178 2465

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From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>

Sent: Monday, 23 September 2019 3:39 PM

To: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>

Cc: [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>

Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good afternoon Alicia

Please refer to the attached letter.

Kind regards

[REDACTED]
Director

parmac property group

PO Box 1210

New Farm Qld 4005

Tel: (07) 3254 2200

Fax: (07) 3254 2260

Email: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>

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From: Alicia Perry [<mailto:Alicia.Perry@brisbane.qld.gov.au>]

Sent: Monday, 23 September 2019 8:01 AM

To: [REDACTED]

Cc: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning [REDACTED]

Please see attached outcome letter from Council regarding a request for owner's consent at 439 Bracken Ridge Road, Bracken Ridge.

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
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Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Cc: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>; [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

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Our planning consultant, Property Projects Australia, is today writing to Mr Joe Bannan seeking Council's consent to a development application. A copy of the letter from Property Projects Australia to Mr Bannan is attached for your information.

My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

Kind regards

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parmac property group

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New Farm Qld 4005

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Fax: (07) 3254 2260

Email: [REDACTED]@parmacproperty.com.au

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Angela Cutri

From: Hayley Wells
Sent: Friday, 27 September 2019 9:34 AM
To: Alicia Perry
Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Hi Alicia,

The below email has been sent to me but I think it may have been intended for you?

Regards,
Hayley

Hayley Wells

A/Principal Urban Planner | Prelodgement Services | Development Services
City Planning & Sustainability | **BRISBANE CITY COUNCIL**

Brisbane Square, Floor 12, 266 George Street, Brisbane, Qld 4000
Phone: +61-7-3178 0022 | Fax 07 3403 4291
Email: Hayley.Wells@brisbane.qld.gov.au



 Please consider the environment before printing this email.

From: Chandra Wood
Sent: Thursday, 26 September 2019 3:01 PM
To: Hayley Wells <Hayley.Wells@brisbane.qld.gov.au>
Cc: Paul Galea <Paul.Galea@brisbane.qld.gov.au>
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Hi Hayley,

Paul Galea has asked me to respond on his behalf [REDACTED]

The proposal is not supported for the following reasons:

- The area proposed for the easement forms part of the Tinchy Tamba Wetlands and was purchased by Council under the Bushland Acquisition Program. The proposal would require Council to dispose of part of an asset purchased under this program;
- The existing constructed fire access and management track on Council property at the rear of the developers lot would be rendered ineffective for this purpose and a new fire access and management track would need to be constructed around the proposed development. This would be costly for Council and without further investigation may require additional permits and approvals.
- The existing fence on Council property around the developers lot would be rendered redundant and require removal under the proposal to dedicate the balance of the lot to Council. This would be a cost to Council.

- It is unclear if the proposal includes a complete fence around the entire development footprint including the easement. If not, then it may compromise the security of the existing Council facility adjoining the proposed development.
- There is concern about previous land use on the area proposed for dedication to Council. This concern is with respect to material that may be buried beneath the soil surface and is currently not visible.
- There is concern about contaminated runoff and rubbish from the development site back into the Council land during operation of the service station.

Regards

Chandra Wood

Senior Co-ordinator Natural Environment | Asset Services
Field Services | Brisbane Infrastructure | **BRISBANE CITY COUNCIL**

.....
Brisbane Square / Level 10 | 266 George Street, Brisbane

Phone: 07 3403 9153 | Fax: 07 3334 0037

Email: chandra.wood@brisbane.qld.gov.au

.....
Web: <http://www.brisbane.qld.gov.au/>

Twitter: <http://twitter.com/brisbanecityqld>

Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: BI-LandUse

Sent: Tuesday 24 September 17:34

Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

To: CPaS-DA-prelodgementservices, CPAS-NEWS-StrategicAdvice, Paul Galea

Cc: Hayley Wells

Good afternoon

[REDACTED] on a request for owner's consent for a development at 451 Bracken Ridge Road, Bracken Ridge which included Council land at Tinchi Tamba Wetlands Reserve – 439 Bracken Ridge Road, Bracken Ridge.

The applicant has come back with further advice for review.

Please note that the applicant has advised that they propose there will be a net increase in area for the Tinchi Tamba Wetlands of between 7,500 square metres and 8,000 square metres.

Could you please look over the attached and provide your comments by **COB 1 October 2019** with either support or objection, any objections must be detailed.

If you have any questions or concerns, please let me know.

Thanks

Kind regards

Alicia Perry

Land Use Coordinator

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecitygld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>
Sent: Monday, 23 September 2019 3:39 PM
To: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>
Cc: [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good afternoon Alicia

Please refer to the attached letter.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>

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From: Alicia Perry [<mailto:Alicia.Perry@brisbane.qld.gov.au>]
Sent: Monday, 23 September 2019 8:01 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning [REDACTED]

Please see attached outcome letter from Council regarding a request for owner's consent at 439 Bracken Ridge Road, Bracken Ridge.

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
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From: [REDACTED]@parmacproperty.com.au>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Cc: [REDACTED]@parmacproperty.com.au>; [REDACTED]
[REDACTED]@propertyprojectsaustralia.com.au>
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This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

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RTI release

Angela Cutri

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Sent: Monday, 23 September 2019 3:39 PM
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Cc: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent
Attachments: Ltr to Brisbane City Council - 23.09.19.pdf

Categories: To Do

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Kind regards

[REDACTED]
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parmac property group

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Good morning [REDACTED]

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Thanks
Kind regards

Alicia Perry
Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

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Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465

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Web: <http://www.brisbane.qld.gov.au/>

Twitter: <http://twitter.com/brisbanecityqld>

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From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>

Sent: Friday, 23 August 2019 12:46 PM

To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>

Cc: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>; [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>

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[REDACTED]

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Angela Cutri

From: Alicia Perry
Sent: Tuesday, 1 October 2019 9:57 AM
To: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning [REDACTED]

There are some questions about previous land use on the area proposed to be dedicated to Council. The questions are with respect to material that may be buried beneath the soil surface.

Stakeholders have requested history on the land, whether the land was filled, and if so, how and what machinery was used etc.

As much information as possible is required to give Council an indication of any potential issues or further works that may be required.

Any issues or concerns, please let me know

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

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Good morning [REDACTED]

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Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED]@parmacproperty.com.au>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Cc: [REDACTED]@parmacproperty.com.au>; [REDACTED]@propertyprojectsaustralia.com.au>
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

We are currently working on a new project at 451 and 439 Bracken Ridge Road, Bracken Ridge. Again, we are seeking Council's consent to a development application that we wish to make over part of Brisbane City Council land at 439 Bracken Ridge Road, Bracken Ridge.


Our planning consultant, Property Projects Australia, is today writing to Mr Joe Bannan seeking Council's consent to a development application. A copy of the letter from Property Projects Australia to Mr Bannan is attached for your information.

My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

Kind regards


Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: @parmacproperty.com.au

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Angela Cutri

From: Lachlan Carkeet
Sent: Monday, 25 November 2019 9:02 AM
To: Alicia Perry
Cc: CPAS-NEWS-StrategicAdvice
Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081
Attachments: Ltr to Brisbane City Council - 23.09.19.pdf

Hi Alicia – as per the advice below NEWS is supportive of Council granting owners consent to lodge a Development Application under the Brisbane City Plan 2014 (City Plan) over the that part of Lot 7 on RP87490 shown as proposed Easement A in favour of lot 6 on RP 87490 on proposal plan 2019-382 DA10 B dated 28/08/18 subject to the following:

- A reciprocal easement being granted over that part of lot 6 RP 87490 shown as Easement B in favour of lot 7 RP 87490 on proposal plan 2019-382 DA10 B dated 28/08/18;
- The balance land indicated on proposal plan 2019-382 DA10 B dated 28/08/18 comprising 7853m2 being transferred to Council in fee simple, otherwise unencumbered and in condition acceptable to the Manager Asset Services branch Brisbane City Council;

Please note that NEWS agreeing to granting of owners consent should in no way be taken to be approval or approval in principal of any development on the subject land which is assessable under the City Plan.

Please don't hesitate to call or email should you have any questions.

Regards

Lachlan Carkeet

Parks and Natural Resources Manager
Natural Environment Water and Sustainability Branch
City Planning & Sustainability | **BRISBANE CITY COUNCIL**
Ph: 07 3178 4158 M: [REDACTED]

Brisbane Square | Level 7 | 266 George Street
GPO Box 1434 | Brisbane Qld 4001

Parks and Natural Resources: Protecting, connecting, growing and sustaining an integrated network of parks, forests and natural areas.

From: CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>
Sent: Thursday, 21 November 2019 3:39 PM
To: Lachlan Carkeet <Lachlan.Carkeet@brisbane.qld.gov.au>
Cc: Susan Dymock <Susan.Dymock@brisbane.qld.gov.au>
Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Hi Lachlan,

NEWS officers has reviewed the proposal and additional supportive documentation advise the following:

- As previously advised, the subject site was purchased as part of the Bushland Acquisition Program, for conservation purposes, forming Part of Tinchi-Tamba Wetlands Reserve. This Reserve demonstrates significant ecological values / function, but due to the nature of these values, the Reserve is highly susceptible to be negatively impacted on by incompatible land uses.
- DS have advised that the proposed development can now be provided via an easement, rather than the previously advised requirement for a road dedication.

Sch 3(7)

- Further, the proponent has indicated that an area of the development site will be dedicated to Council at no cost to offset the part of the Reserve required to facilitate the proposed development.
- As such NEWS provides an amendment response that supported owner's consent being granted, with the condition that the this is limited to the section of the Reserve to be contained within an easement as per the proposal plan. This condition is required to ensure that the potential impact on this significant Reserve is kept to a minimum and that any changes to the amount of the Reserve required to accommodate the development remains in Council's control.

Please note that by consenting to owner's consent (via condition) being granted, should not be interpreted that the development application is favourably considered by NEWS. It is NEWS expectation that the application will be assessed as per the requirements under CP2014.

Happy to discuss should you have any questions.

Regards,
Eddie.

Eddie Livingston Jones
Strategic Advice Coordinator
Natural Environment, Water & Sustainability
City Planning & Sustainability | **BRISBANE CITY COUNCIL** |

.....
Brisbane Square | Level 7, 266 George Street, Brisbane, Qld 4000
Phone: 07 3178 9343| Fax: 07 3334 0011
Email: CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au
.....

From: Lachlan Carkeet <Lachlan.Carkeet@brisbane.qld.gov.au>

Sent: Tuesday, 19 November 2019 9:56 AM

To: Eddie Livingston-Jones <Eddie.LivingstonJones@brisbane.qld.gov.au>

Cc: Adriana Bramley <Adriana.Bramley@brisbane.qld.gov.au>; Susan Dymock
<Susan.Dymock@brisbane.qld.gov.au>; Tim Wright <Tim.Wright@brisbane.qld.gov.au>

Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Hi Eddie

Sch 3(7)

Sch 3(7)

could you please review our previous advice Sch 3(7)

. I have been advised that the applicant intends to proceed with the application showing an easement

(as opposed to a dedicated road). If we can support the request for owners consent to lodge over Council land, it should be on the basis of the offer contained in the applicant's request - to transfer the balance of the land to Council in fee simple (that is – it should not be transferred with an instrument of trust). If we support the applicant's request for owners consent we need to be clear that the balance land transferred to Council must be in a suitable condition (ie free from contaminants etc).

I'm happy to discuss.

Regards

Lachlan Carkeet

Parks and Natural Resources Manager
Natural Environment Water and Sustainability Branch
City Planning & Sustainability | **BRISBANE CITY COUNCIL**
Ph: 07 3178 4158 M: [REDACTED]

Brisbane Square | Level 7 | 266 George Street
GPO Box 1434 | Brisbane Qld 4001

Parks and Natural Resources: Protecting, connecting, growing and sustaining an integrated network of parks, forests and natural areas.

From: BI-LandUse <BI-LandUse@brisbane.qld.gov.au>

Sent: Tuesday, 19 November 2019 9:36 AM

To: Lachlan Carkeet <Lachlan.Carkeet@brisbane.qld.gov.au>

Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Good morning Lachlan

Please see attached a request to review owner's consent to include Council owned land at Tinchi Tamba Wetlands Reserve – 439 Bracken Ridge Road, Bracken Ridge for a development at 451 Bracken Ridge Road, Bracken Ridge.

If you could please provide NEWS comments of support or objection with reasons by **COB 26 November 2019**.

Please feel free to call me should you have any questions or concerns.

Thanks

Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001

Phone: 3178 2465

Email: alicia.perry@brisbane.qld.gov.au

Web: <http://www.brisbane.qld.gov.au/>

Twitter: <http://twitter.com/brisbanecityqld>

Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: BI-LandUse

Sent: Tuesday, 24 September 2019 5:34 PM

To: CPaS-DA-prelodgementservices <prelodgementservices@brisbane.qld.gov.au>; CPAS-NEWS-StrategicAdvice <CPAS-NEWS-StrategicAdvice@brisbane.qld.gov.au>; Paul Galea <Paul.Galea@brisbane.qld.gov.au>

Cc: Hayley Wells <Hayley.Wells@brisbane.qld.gov.au>

Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent - A005276081

Good afternoon

[REDACTED] on a request for owner's consent for a development at 451 Bracken Ridge Road, Bracken Ridge which included Council land at Tinchi Tamba Wetlands Reserve – 439 Bracken Ridge Road, Bracken Ridge.

The applicant has come back with further advice for review.

Please note that the applicant has advised that they propose there will be a net increase in area for the Tinchi Tamba Wetlands of between 7,500 square metres and 8,000 square metres.

Could you please look over the attached and provide your comments by **COB 1 October 2019** with either support or objection, any objections must be detailed.

If you have any questions or concerns, please let me know.

Thanks

Kind regards

Alicia Perry

Land Use Coordinator

Land Use Management / Asset Management / Brisbane Infrastructure

BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane

GPO Box 1434, Brisbane QLD 4001

Phone: 3178 2465

Email: alicia.perry@brisbane.qld.gov.au

Web: <http://www.brisbane.qld.gov.au/>

Twitter: <http://twitter.com/brisbanecityqld>

Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED]

[REDACTED] 3:39 PM

To: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>

Cc: [REDACTED] <@propertyprojectsaustralia.com.au>

Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good afternoon Alicia

Please refer to the attached letter.

Kind regards

Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED]@parmacproperty.com.au

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From: Alicia Perry [<mailto:Alicia.Perry@brisbane.qld.gov.au>]
Sent: Monday, 23 September 2019 8:01 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning [REDACTED]

Please see attached outcome letter from Council regarding a request for owner's consent at 439 Bracken Ridge Road, Bracken Ridge.

Thanks
Kind regards

Alicia Perry
Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED]@parmacproperty.com.au>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Cc: [REDACTED]@parmacproperty.com.au>; [REDACTED]@propertyprojectsaustralia.com.au>
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

We are currently working on a new project at 451 and 439 Bracken Ridge Road, Bracken Ridge. Again, we are seeking Council's consent to a development application that we wish to make over part of Brisbane City Council land at 439 Bracken Ridge Road, Bracken Ridge.


Our planning consultant, Property Projects Australia, is today writing to Mr Joe Bannan seeking Council's consent to a development application. A copy of the letter from Property Projects Australia to Mr Bannan is attached for your information.

My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

Kind regards


Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: @parmacproperty.com.au

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From: PrelodgementServices@brisbane.qld.gov.au
Sent: Monday, 16 September 2019 3:08 PM
To: Alicia Perry
Cc: BI-LandUse
Subject: A005276081 - 439 BRACKEN RIDGE RD BRACKEN RIDGE QLD 4017 - Response to Owner's consent (id:3488924)

Dear Annette / Alicia,

I refer to your enquiry seeking the views of Development Services to support a request for owner's consent to lodge a development application for a Reconfiguration of a Lot for access easements over Council owned land at Tinchy Tamba Wetlands Reserve, 439 Bracken Ridge Road Bracken Ridge (Lot 7 on RP87490), to enable a Service station development at 451 Bracken Ridge Road, Bracken Ridge (Lot 6 on RP87490). The access easement involves a 297m² area shown as Easement A on Drawing no. SK2000 received 30 August 2019 and a road dedication along part of the Bracken Ridge Road frontage.

Development Services has no objection to owner's consent being provided for the lodgement of a Reconfiguration of a Lot development application for the access easement. However, there are significant Engineering issues regarding the proposed vehicle access. The following comments are made and can be included in your correspondence to the applicant:

- Access would be required using land on the adjoining Council-owned property at 438 Bracken Ridge Road to construct a geometrically safe fourth leg of the intersection with Glenealy Street. The fourth leg of the intersection would need to be constructed and dedicated to Council in accordance with Council standards to ensure the proposed development can obtain safe vehicle access to the road network. The proposed easement arrangement would be unable to be accepted. New road in this location is to be designed as a 14m wide road reserve with associated pavement widths and verges.
- As part of creating any new intersection, any access needs to comply with the necessary intersection separation requirements in accordance with Table 5 of the Transport, access, parking and servicing planning scheme policy, requiring access from the proposed minor road from a major intersection to provide a 20m separation. The proposed first turn into the Service station (closest to the Bracken Ridge Road frontage of the site) would not achieve this outcome. The proposed minimal separation is too close to the intersection to be suitable for consideration as a performance outcome. The proposed layout of the Service station would need to be revised to provide greater separation to the intersection and there is concerns this could push the development footprint further to the north and have implications on the biodiversity and environmental outcomes currently offered. Any development application for the proposal is required to submit a Functional Traffic Layout Plan for assessment.
- While Engineering issues are a key concern of the proposal, a development application will need to address other matters relevant to the proposal, including compliance with the Biodiversity areas overlay code, Flood overlay code and planning intent for the site. This comment does not contribute to replace Council's assessment of the application or relate to any decision that may be made on the application.

It should be noted that the above statement is provided in good faith relating only to the owner's consent for the lodgement of a development application and in no way binds a decision by the Council. Development Services have not undertaken a detailed assessment of the proposal. Further information, changes or justification may be required during the assessment of the development application to demonstrate achievement of the outcomes of City Plan 2014.

Any further correspondence for this application should be sent to the dedicated team in box listed below with the application number provided in the subject line of the email.

Regards,

Chris Dixon

Urban Planner

Prelodgement Services

Development Services

City Planning and Sustainability | BRISBANE CITY COUNCIL PrelodgementServices@brisbane.qld.gov.au

(07) 3178 7264

RTI release

Angela Cutri

From: [REDACTED]@parmacproperty.com.au>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas
Cc: [REDACTED]
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent
Attachments: J000607_2019_08_21 Request for Consent LM.pdf

This email originates from outside of Brisbane City Council.

Dear Ms Thomas

[REDACTED]

We are currently working on a new project at 451 and 439 Bracken Ridge Road, Bracken Ridge. Again, we are seeking Council's consent to a development application that we wish to make over part of Brisbane City Council land at 439 Bracken Ridge Road, Bracken Ridge.

Our planning consultant, Property Projects Australia, is today writing to Mr Joe Bannan seeking Council's consent to a development application. A copy of the letter from Property Projects Australia to Mr Bannan is attached for your information.

My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED]@parmacproperty.com.au

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Angela Cutri

From: Annette Thomas
Sent: Wednesday, 27 November 2019 1:07 PM
To: Hayley Wells; CPaS-DA-prelodgementservices; Kaye Atkins
Subject: Owner's consent - Devt at 451 Bracken Ridge Road, Bracken Ridge - Council land at 439 Bracken Ridge Road, Bracken Ridge
Attachments: IGA_27_11_2019_12_48_14_540.pdf

A005276081

Hi Hayley and Kaye,

Owner's consent was issued today to Property Projects Australia Pty Ltd on behalf of Parmac Investments Pty Ltd for a service station development which included Council land.

Please see attached letter that this consent was based on including a reciprocal easement over Lot 6 and transfer of the balance land.

As the application includes reconfiguration of a lot for an access easement over Council land, could you please ensure that an easement over Council land is also made a condition of this development.

Kind regards
Annette

Annette Thomas
Asset Portfolio Coordinator (and Team Leader, Land Use Management)
Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

Brisbane Square / Level 19 / 266 George Street
Phone: 07 3403 4552 / Fax: 07 3334 0054
Email: Annette.thomas@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

Consultation Checklist – Owner’s Consent

Property:	Dev't – 451 Bracken Ridge Road, Bracken Ridge Council – Tinchy Tamba Wetlands Reserve - 439 Bracken Ridge Road, Bracken Ridge	Received:	26/08/2019
Lot:	Dev't – Lot 6 on RP87490 Council – Lot 7 on RP87490		
Ward:	Bracken Ridge	BCC File Number:	112/10/439/389
Consultation Email:	30/08/2019	Response Due:	13/09/2019
		Reminder: 1	12/09/2019
		Reminder:	

Department / Individual Consulted	Response	Received	Comments
Ward Councillor – Councillor Cooper	No objection	11/09/2019	
DA Lodgement – Chris M Dixon	No objection	16/09/2019	See email
Asset Management – Greg Stephenson	No objection	02/09/2019	
TP&S – John Winkler	No objection	03/09/2019	
CPAS-News – Eddie Livingston - Jones	Objection	04/09/2019	See email
Regional Roads and Drainage Coordinator – Rudy Carman	No objection	02/09/2019	
Regional Coordinator Parks – Paul Galea	Objection	06/09/2019	See email
Bikeways – James Douglas	No objection	04/09/2019	

Contaminated Land Yes ☐ No ☒



Dedicated to a better Brisbane

Our Reference: 112/10/439/389

17 September 2019

Assessment Manager
Development Services
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

RE: LETTER OF CONSENT TO LODGE A DEVELOPMENT APPLICATION – 451 BRACKEN RIDGE ROAD, BRACKEN RIDGE TO INCLUDE COUNCIL OWNED LAND AT TINCHI TAMBA WETLANDS RESERVE – 439 BRACKEN RIDGE ROAD, BRACKEN RIDGE

Thank you for your email dated 26 August 2019 requesting Council's consent to lodge a development application which includes Council owned land at Tinchi Tamba Wetlands Reserve – 439 Bracken Ridge Road, Bracken Ridge - Lot 7 on RP87490.

Council officers have considered your request and cannot support the proposed owner's consent including Council land due to the land being purchased for conservation purposes with funds from the Bushland Preservation Levy.

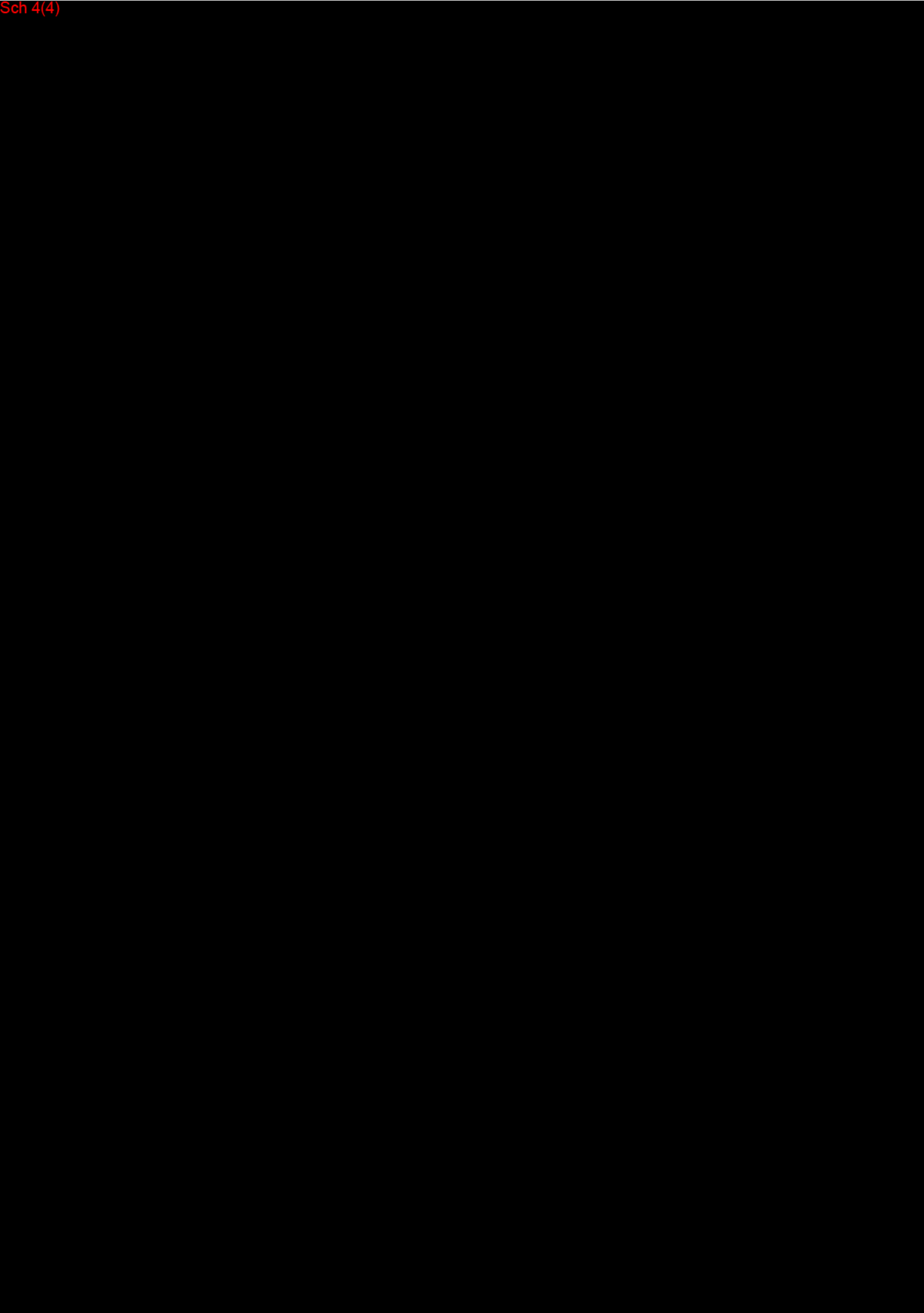
If you require planning advice, please contact Development Services on 3403 8888.

I trust this advice clarifies Council's position, however, should you need additional information please contact Alicia Perry by telephone on 3178 2465 or by email on BI-landuse@brisbane.qld.gov.au.

Yours sincerely

Sch 4 Pt 3 (3)

Joe Bannan
Manager - (As delegate of Council)
Asset Management



Angela Cutri

From: Alicia Perry
Sent: Tuesday, 24 September 2019 5:36 PM
To: [REDACTED]
Cc: Brad Wilson; Joe Bannan
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good afternoon [REDACTED]

Thank you for sending through your request. I have sent this to the relevant stakeholders for comment. Once a response has been put together I will advise you with an update.

Please feel free to contact me should you have any questions or concerns.

Thanks
Kind regards

Alicia Perry

Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: Joe Bannan <Joe.Bannan@brisbane.qld.gov.au>
Sent: Tuesday, 24 September 2019 1:09 PM
To: [REDACTED]@parmacproperty.com.au>
Cc: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>; Brad Wilson <Brad.Wilson@brisbane.qld.gov.au>
Subject: SAVED: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Dear [REDACTED]

Thanks for your response.

We will let you know if we need more information.

Thanks

Joe

Joe Bannan

Manager Asset Management | Asset Management
Brisbane Infrastructure | **BRISBANE CITY COUNCIL**

.....
Brisbane Square | Level 19, 266 George Street, Brisbane, Qld 4000
Mobile: [REDACTED] | Phone: 3178 1247

Email: Joe.Bannan@brisbane.qld.gov.au



From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>

Sent: Tuesday, 24 September 2019 10:12 AM

To: Joe Bannan <Joe.Bannan@brisbane.qld.gov.au>

Cc: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>

Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Dear Mr Bannan

Thank you for your update. It is greatly appreciated.

Please let me know if there is any further information that we could provide to assist in your decision making.

Our development application is ready to be lodged. We have available comprehensive technical reports that could be made available if you or other Council officers wished to see them. We think however, that the reports cover issues that are more relevant to the development assessment team.

We would also be more than happy to meet with you or your team to discuss our proposal. We strongly believe that our proposal provides a substantial net benefit to Council and the people of Brisbane.

Thank you again for the update. We trust that Council might favour us with its consent to our application.

[REDACTED]
Director

PARMAC PROPERTY GROUP

PO Box 1210

New Farm Qld 4005

Tel: (07) 3254 2200

Fax: (07) 3254 2260

Email: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>

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From: Joe Bannan [<mailto:Joe.Bannan@brisbane.qld.gov.au>]

Sent: Monday, 23 September 2019 5:04 PM

To: [REDACTED]

Cc: Alicia Perry

Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Hello [REDACTED]

I'm just following up on this email trail and the issue of Owners Consent for 439 Bracken Ridge Road.

I wanted to send you a note and apologise for sending you an objection to your request for Owners Consent. At this stage the Owners Consent consideration process has not actually concluded.

This means that the letter that was sent to you was in error.

I do apologise for any inconvenience that this letter has caused.

I understand that today you forwarded through additional information to support the request for Land Owners Consent. I do appreciate the additional information and it will be considered during the remaining considerations for Owners Consent.

Should you have any queries on this issue, please contact myself or Alicia Perry who can assist you.

Regards

Joe Bannan

Manager Asset Management | Asset Management
Brisbane Infrastructure | **BRISBANE CITY COUNCIL**

Brisbane Square | Level 19, 266 George Street, Brisbane, Qld 4000

Mobile: [REDACTED] | Phone: 3178 1247

Email: Joe.Bannan@brisbane.qld.gov.au



From: Brad Wilson

Sent: Monday, 23 September 2019 4:52 PM

To: Joe Bannan <Joe.Bannan@brisbane.qld.gov.au>

Subject: FW: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

From: Alicia Perry

Sent: Monday, 23 September 2019 4:33 PM

To: Brad Wilson <Brad.Wilson@brisbane.qld.gov.au>

Subject: Fwd: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

FYI

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From: [REDACTED] <[\[REDACTED\]@parmacproperty.com.au](mailto:[REDACTED]@parmacproperty.com.au)>

Sent: Monday, September 23, 2019 3:38:46 PM

To: Alicia Perry <Alicia.Perry@brisbane.qld.gov.au>

Cc: [REDACTED] <[\[REDACTED\]@propertyprojectsaustralia.com.au](mailto:[REDACTED]@propertyprojectsaustralia.com.au)>

Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good afternoon Alicia

Please refer to the attached letter.

Kind regards

[REDACTED]
Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: [REDACTED]@parmacproperty.com.au

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From: Alicia Perry [<mailto:Alicia.Perry@brisbane.qld.gov.au>]
Sent: Monday, 23 September 2019 8:01 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

Good morning Paul

Please see attached outcome letter from Council regarding a request for owner's consent at 439 Bracken Ridge Road, Bracken Ridge.

Thanks
Kind regards

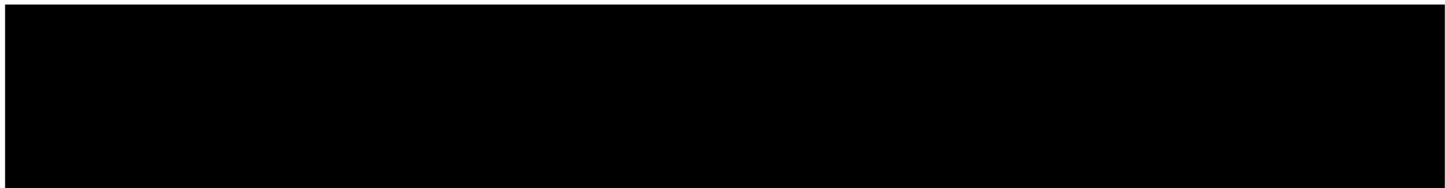
Alicia Perry
Land Use Coordinator
Land Use Management / Asset Management / Brisbane Infrastructure
BRISBANE CITY COUNCIL

.....
Brisbane Square | Flr 19, 266 George Street, Brisbane
GPO Box 1434, Brisbane QLD 4001
Phone: 3178 2465
Email: alicia.perry@brisbane.qld.gov.au
Web: <http://www.brisbane.qld.gov.au/>
Twitter: <http://twitter.com/brisbanecityqld>
Facebook: <http://www.facebook.com/BrisbaneCityCouncil>

From: [REDACTED]@parmacproperty.com.au>
Sent: Friday, 23 August 2019 12:46 PM
To: Annette Thomas <Annette.Thomas@brisbane.qld.gov.au>
Cc: [REDACTED]@parmacproperty.com.au>; [REDACTED]@propertyprojectsaustralia.com.au>
Subject: 451 and 439 Bracken Ridge Road, Bracken Ridge, Queensland - Request for Council Consent

This email originates from outside of Brisbane City Council.

Dear Ms Thomas



We are currently working on a new project at 451 and 439 Bracken Ridge Road, Bracken Ridge. Again, we are seeking Council's consent to a development application that we wish to make over part of Brisbane City Council land at 439 Bracken Ridge Road, Bracken Ridge.


Our planning consultant, Property Projects Australia, is today writing to Mr Joe Bannan seeking Council's consent to a development application. A copy of the letter from Property Projects Australia to Mr Bannan is attached for your information.

My purpose in writing is simply to alert you to our request in the expectation that it might ultimately come across your desk.

Kind regards


Director
parmac property group

PO Box 1210
New Farm Qld 4005

Tel: (07) 3254 2200
Fax: (07) 3254 2260
Email: @parmacproperty.com.au

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Consultation Checklist – Owner’s Consent – Request for Review

Property:	Dev't – 451 Bracken Ridge Road, Bracken Ridge Council – Tinchy Tamba Wetlands Reserve - 439 Bracken Ridge Road, Bracken Ridge	Received:	23/09/2019
Lot:	Dev't – Lot 6 on RP87490 Council – Lot 7 on RP87490		
Ward:	Bracken Ridge	BCC File Number:	112/10/439/389
Consultation Email:	24/09/2019	Response Due:	01/10/2019
		Reminder:	
		Reminder:	

Department / Individual Consulted	Response	Received	Comments
CPAS-News – Eddie Livingston - Jones	Objection	08/10/2019	
DA Lodgement – Hayley Wells	No Objection	25/09/2019	
Regional Coordinator Parks – Paul Galea	Objection	26/09/2019	

Contaminated Land Yes ☐ No ☐

DELEGATE APPROVAL – OWNER’S CONSENT TO LODGE A DEVELOPMENT APPLICATION FOR A DEVELOPMENT AT 451 BRACKEN RIDGE ROAD, BRACKEN RIDGE WHICH INCLUDES COUNCIL OWNED LAND AT TINCHI TAMBA WETLANDS RESERVE – 439 BRACKEN RIDGE ROAD, BRACKEN RIDGE
(File Ref: 112/10/439/389)

On 19 September 2019 Council objected to a request for owner’s consent to include Council owned land within a DA. On 23 September 2019, the applicant requested a review. Consultation was obtained and objections were again raised by NEWS and Asset Services.

On 19 November 2019 the request was sent to NEWS for review of their consultation advice. No objections were raised subject to conditions. Conditions will be forwarded to DS to include in their assessment of the DA.

I have reviewed the attached documents and advise that this decision meets the requirements for the recommended response.

Sch 4 Pt 3 (3)

Annette Thomas
Asset Portfolio Coordinator
Asset Management

Date: 27/11/2019

Sch 4 Pt 3 (3)

Recommendation

It is recommended that the Manager, Asset Management (as Council’s delegate) sign the attached letter granting Owner’s Consent.

Approved/Not Approved

Date: 27.11.19

Sch 4 Pt 3 (3)

Joe Bannan
Manager
Asset Management

Timeline

19/11/2019	Advised to resend for consultation
27/11/2019	Put up to delegate for signing

SECURITY LABEL: FOR OFFICIAL USE ONLY



Dedicated to a better Brisbane

Our Reference: 112/10/439/389

27 November 2019

Assessment Manager
Development Services
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

RE: REVIEW - LETTER OF CONSENT TO LODGE A DEVELOPMENT APPLICATION FOR A DEVELOPMENT AT 451 BRACKEN RIDGE ROAD, BRACKEN RIDGE WHICH INCLUDES COUNCIL OWNED LAND AT TINCHI TAMBA WETLANDS RESERVE – 439 BRACKEN RIDGE ROAD, BRACKEN RIDGE

The Brisbane City Council, being the Owner of land described as:

- Lot 7 on RP87490

Council officers have reviewed your request and hereby consent to a Development Application being made by Property Projects Australia Pty Ltd on behalf of Parmac Investments Pty Ltd, for the purpose of a Material Change of Use for the purpose of a service station and a Reconfiguration of a Lot to facilitate an access easement, that includes the above-mentioned land.

This approval is provided on the basis that:

1. A reciprocal easement being granted over that part of Lot 6 on RP87490 shown as Easement B in favour of Lot 7 on RP87490 on proposal plan 2019-382 DA10 B dated 28/08/2019.
2. The balance land indicated on proposal plan 2019-382 DA10 B dated 28/08/2019 comprising 7,853m² being transferred to Council in fee simple on trust, otherwise unencumbered and in condition acceptable to the Manager, Asset Services, Brisbane City Council.

Please note that this consent does not constitute nor imply approval of the subject Development Application which is subject to normal development assessment requirements as set out under the *Planning Act 2016*.

Please note that this consent is valid for 12 months from the date of this letter and that this consent will automatically lapse if the Development Application has not been lodged within that time.

Yours sincerely

Sch 4 Pt 3 (3)

A large black rectangular redaction box covering the signature of Joe Bannan.

Joe Bannan
Manager - (As delegate of Council)
Asset Management

RTI release



DART APPLICATION & PERMIT DETAILS REPORT

Project Ref No: **1541434**
Application Ref: **A005155011**
Received Date: **21-MAR-2019**

Inherent Risk: **Low**
Application Risk: **Low**

Location Details:

Location Name	Proximity	Meters	Description	Intersecting Streets
451 BRACKEN RIDGE ROAD BRACKEN RIDGE QLD 4017				

Client Details:

Name	Address	Role	Phone No	Mobile No
Parmac Property Group	Parmac Property Group	Primary Applicant		
	PO Box 1264 NEW FARM QLD 4005	Application Contact	07 3254 1566	
Property Projects Australia Pty Ltd	PO Box 1264 NEW FARM QLD 4005	Consultant	32541566	

Permit Details:

Permit Specific Details:

Permit Ref: PL01372731519
Permit Type: Prelodgement (DA)
Permit Status: Withdrawn
Issued Date:
Effective Date:
Expiry Date:
Prelodgement Type: Prelodgement Meeting
Description: Service Station
Meeting Date: 04-APR-19
Meeting Time: 15:00
Meeting Location: Development Lounge
Brisbane Square,
266 George Street,
Brisbane
Attendance Details: see record
Outcome: see record



DART APPLICATION & PERMIT DETAILS REPORT

Running Sheet Details:

Date	Officer	Task	Result
21-MAR-2019	ROGERS, Courtney Application received by LSS	Notification	Completed
21-MAR-2019	ROGERS, Courtney Application uploaded and confirmation email sent to applicant	Applicant Confirmation	Completed
21-MAR-2019	ROGERS, Courtney Work request sent to Engineering Services	Work Request	Completed
21-MAR-2019	ROGERS, Courtney Fee quote generated and sent to applicant	Fee Owing	Completed
25-MAR-2019	SCOUGALL, Shannon Fee paid 22/03/2019	Fee Payment	Completed
25-MAR-2019	SCOUGALL, Shannon Tax invoice sent to applicant	Corro Sent	Completed
25-MAR-2019	SCOUGALL, Shannon Application assigned to North Team for scoping	Notification	Completed
25-MAR-2019	THOMPSON, Tracie Assigned to Hayley Wells for assessment. Email sent to applicant advising of Assessment Manager	Assessment Manager Assigned	Completed
28-MAR-2019	YEO, Mary Email - Additional information received and uploaded. Hayley Wells notified.	Corro Received	Completed
18-APR-2019	THOMPSON, Tracie Prelodgement Meeting Summary sent to Councillor	Applicant Decision	Completed



PRELODGEEMENT MEETING RECORD

COMMERCIAL IN CONFIDENCE

MEETING DETAILS:

Application Number:	A005155011		
Applicant:	Parmac Property Group C/- Property Projects Australia Pty Ltd PO Box 1264 NEW FARM QLD 4005		
Meeting Date & Time:	04 April 2019, 03:00PM		
Meeting Location:	Development Lounge Brisbane Square, 266 George Street, Brisbane		
In Attendance:	<table><tr><td><u>Council:</u> Hayley Wells (Principal Planner) Angela Bazzana (Urban Planner) Peter Hale (Principal Engineer) Sam Harrison (Ecologist) Kally Chen (Environmental)</td><td><u>Applicant:</u> [REDACTED] (PPA) [REDACTED] (PPA) [REDACTED] (Parmac) [REDACTED] (Parmac) [REDACTED] (Element Ecology)</td></tr></table>	<u>Council:</u> Hayley Wells (Principal Planner) Angela Bazzana (Urban Planner) Peter Hale (Principal Engineer) Sam Harrison (Ecologist) Kally Chen (Environmental)	<u>Applicant:</u> [REDACTED] (PPA) [REDACTED] (PPA) [REDACTED] (Parmac) [REDACTED] (Parmac) [REDACTED] (Element Ecology)
<u>Council:</u> Hayley Wells (Principal Planner) Angela Bazzana (Urban Planner) Peter Hale (Principal Engineer) Sam Harrison (Ecologist) Kally Chen (Environmental)	<u>Applicant:</u> [REDACTED] (PPA) [REDACTED] (PPA) [REDACTED] (Parmac) [REDACTED] (Parmac) [REDACTED] (Element Ecology)		

SITE DETAILS:

Address of Site:	451 BRACKEN RIDGE RD BRACKEN RIDGE QLD 4017
Real Property Description:	L6 RP.87490
Zone:	RURAL ZONE
Name of Ward:	Bracken Ridge

Proposal:

Service Station

City Plan details:

Zone: RURAL ZONE

Neighbourhood Plan: BRACKEN RIDGE AND DISTRICT NEIGHBOURHOOD PLAN

Type of application required:

Material Change of Use – Code Assessment

Key issues identified by the applicant for discussion:

- Suitability of proposed land use;
- Confirmation category of assessment is code assessment;
- Suitability of proposed access arrangements;
- Biodiversity impacts and potential remedies;
- Flood hazard and coastal considerations.

Signed

Hayley Wells

Date

18 April 2019

Disclaimer

The aim of a prelodgement meeting is to provide initial advice on nominated major issues relevant to a development proposal to assist in the timely processing of applications. It cannot replace the in-depth investigation normally associated with the formal assessment of an application and consideration of any public submissions. While the advice is given in good faith, it in no way binds a decision by the Council. Please note that as this is a Council document it will be subject to the provisions of the *Right to Information Act 2009*.

Please note a copy of this page will be provided to the relevant Ward Councillor for THEIR INFORMATION ONLY.

Detailed description of proposal

The applicant is seeking to establish a Service station on the subject property. The proposal includes:

- Four (4) refueling islands under a canopy and associated shop component;
- A loading and refuse area to the north of the shop building;
- Car parking and maneuvering areas and approximately 10 car parking spaces;
- A left-in and all-movements egress via Bracken Ridge Road (Hoyland Street);
- Stage 2 vapour recovery;
- Rehabilitation of approximately two thirds of the subject property and 3-1 replacement planting for the area of disturbance.

The overall footprint of the development is approximately 2,000m².

Supporting information provided for discussion

The following documents were provided as part of the prelodgement meeting request:

- Development Services Enquiry Form lodged 21 March 2019;
- Proposed Plan lodged 21 March 2019; and
- Additional information attached to applicant email dated 28 March 2019.

Issues discussed at meeting

Note: An in-depth assessment has not been carried out for the proposed development. The meeting has addressed the key issues/matters that have been identified by the applicant on the DA enquiry form.

Biodiversity and Ecology

The majority of the subject property is in the High ecological significance (HES) sub-category of the Biodiversity areas overlay. The site is contiguous with a State-recognised ecological corridor that connects to a RAMSAR wetland. The site also includes mapped Palustrine Wetland system and Groundwater Dependent Ecosystems. Furthermore, the site acts as a buffer area to a significant wetland area, not dissimilar to many other Rural zoned sites in Brisbane. The proposed development is located in an area of native vegetation on the site.

The value of the HES sub-category of the Biodiversity overlay is not only what values may presently exist on site, but also the strategic value and/or intent to have rehabilitation of the corridor and the future value of its restoration. The proposed development is considered to be incompatible with the Biodiversity areas overlay code. The proposal to significantly encroach into the HES area is not supported. It is expected that any development on sites within the HES limits any proposed encroachment into the mapped area and that no earthworks or infrastructure occurs within the Tree Protection Zones (TPZs) of vegetation within the Biodiversity areas overlay and the Waterway corridors overlay.

Notwithstanding the significant biodiversity and ecology issues and that the extent of development on the subject site is not compatible with the site constraints, should any development application for the proposal be pursued, it must comprehensively demonstrate the outcomes sought by Section C of the Biodiversity areas overlay code are achieved. As a minimum, the following information would be required to be submitted for assessment:

- An Ecological Assessment prepared in accordance with the Biodiversity areas planning scheme policy and by a suitably qualified ecologist.
- A Tree Survey Plan in accordance with the Biodiversity areas planning scheme policy including:
 - o All trees 150mm or greater on the site and external works area and within 6m of the site boundaries;
 - o The proposed development plan (as an overlay) including all services/infrastructure on-site and external to the site, which clearly shows the full extent of all earthworks (cut and fill) required during construction of the development;
 - o A clear indication of which trees are to be retained and which trees are to be removed, including:

- ☐ Scientific name;
- ☐ Height;
- ☐ Diameter at breast height (DBH);
- ☐ Crown diameter;
- ☐ Habitat features including hollows and scratch marks, nests etc;
- ☐ Tree Protection Zones (TPZs) in accordance with AS4970;
- ☐ General health assessment;
- If works encroach into the TPZs of trees identified to be retained, a report from a qualified arborist (AQF level 5 Arboriculture) is required to demonstrate no negative impacts on the long-term health of the trees.
- Where on-site mitigation measures proposed include rehabilitation, a Concept Rehabilitation Plan in the form of scaled plans and supporting documentation including at least the following:
 - o Description of proposed rehabilitation, including earthworks, methods, objectives;
 - o Details of the proposed rehabilitation schedule, including staging, plant species names, stock-size, quantities, densities, locations.
 - o A detailed 24-month maintenance program for all rehabilitation works;
 - o Stabilisation methods for all areas of exposed soil surface;
 - o Specification notes on weed treatment and management, planting methods, mulching and soil preparation.

Note: For any significant residual impact, offsets may be required under the *Environmental Offsets Act 2014* and the Offsets planning scheme policy.

Additionally, the subject property is included in the High Ecological Significance Strategic (HESS) sub-category of the draft Biodiversity areas overlay mapping. The intention of the HESS sub-category of the draft mapping is for vegetation to be part of a strategic corridor/habitat area. While the draft Biodiversity areas overlay mapping is not currently in effect, you must be aware of the following:

- The draft mapping may be in effect at the time a development application over the subject property is made; and
- If the mapping is still draft at the time of lodgement, Council may give weight to it in the assessment of a development application.

Waterway Corridor

The subject property is in the Citywide waterway corridor sub-category of the Waterway corridors overlay. While it is noted the proposed development appears to be located outside of the mapped waterway corridor, any development on the site is expected to protect and enhance the values and functions of the waterway.

Section I of the Waterway corridors overlay code would be required to be addressed in a development application. An Ecological Assessment would be required to determine how proposed development would affect the Tinchy Tamba Wetlands as well as potential impacts on ground water dependent ecosystems.

Where rehabilitation is proposed, a concept rehabilitation plan would be required for assessment. Development must avoid fragmentation of the waterway, protect and enhance riparian vegetation, provide environmental connectivity along the waterway and maintain natural flow conditions. Should any development application for the proposal be pursued, it would be required to dedicate the mapped waterway corridor to Council. No development would be permitted within the mapped waterway.

Bushfire Hazard

The site is mapped with the Potential Impact Buffer of the State Planning Policy (SPP) Bushfire Overlay. Should any development application for the proposal be pursued, the following would be required to be submitted:

- a. An assessment against SPP Bushfire Overlay demonstrating compliance; or
- b. A Bushfire Hazard Assessment that assesses the proposed development as low risk.

Note: If the bushfire hazard assessment determines a hazard score of 'low' (or vegetation meets the criteria for 'low-threat vegetation' as determined under AS 3959 – 2009 Construction of buildings in bushfire-prone areas) no further assessment against the code is required. If a hazard score of 'medium' or 'high' is determined, an assessment against relevant sections of the code and a Bushfire Management Plan would be required.

Traffic

Notwithstanding the significant biodiversity and ecology issues identified above and that the extent of development on the subject site is not compatible with the site constraints; the proposed access to the Service station is also unable to be supported as there is a significant safety risk with the current lane alignment through the intersection.

Access would be required using land on the adjoining Council-owned property at 438 Bracken Ridge Road to construct a geometrically safe fourth leg of the intersection. The fourth leg of the intersection would need to be constructed and dedicated to Council in accordance with Council standards to ensure the proposed development can obtain safe vehicle access to the road network.

Should any development application for the proposal be pursued, it would be required to demonstrate how the through movement of vehicles from Glenealy Street could be provided. Additionally, the applicant would be required to seek Council's consent to apply over the Council-owned property (see <https://www.brisbane.qld.gov.au/about-council/council-information-rates/lodge-or-apply-online/owners-consent-applications-including-council-owned-land>)

The following non-trunk land and road frontage works would be required should a development application demonstrate to Council the development is appropriate for the site and that it complies with the assessment benchmarks for the application:

- Dedication of land to provide a road stub over the two lots;
- Construction of traffic signals and road with kerb and channel, including any road pavement widening and associated works required;
- Closure and removal of all redundant crossovers and roofwater outlets, including reinstatement of concrete kerb and channel, verge, and associated works.

There are other concerns regarding on-site vehicle movement for the proposed development. The swept path analysis of the AV-tanker through the site appears to go from steering lock-to-lock and could be difficult for tanker drivers to negotiate the site. It is anticipated difficulties could arise particularly with other vehicles being present on the site. Should any development application for the proposal be pursued, it would be required to demonstrate alternate, safe, swept paths. Additionally, the clearance envelope around the tanker appears to also encounter two physical objects along its path and this is also not appropriate.

Should any development application for the proposal be pursued, it would be required to provide a Traffic Report and Concept Functional Layout Plan detailing the design of the access, prepared and certified by a Registered Professional Engineer Queensland (RPEQ). The Traffic Report would be required to be in accordance with Section 2 of the Transport, access, parking and servicing (TAPS) planning scheme policy.

Flooding and Stormwater

The subject property is in the Creek/waterway flood planning area 5 sub-category of the Flood overlay. Notwithstanding the significant biodiversity and ecology issues identified above and that the extent of development on the subject site is not compatible with the site constraints, the proposed Service station is required to achieve 3.8m AHD for flood immunity.

Notwithstanding the significant biodiversity and ecology issues identified above and that the extent of development on the subject site is not compatible with the site constraints, the area nominated on plans for future development would need to be filled to the 2% AEP Flood level (3.5m AHD) in order to be supported from an engineering perspective.

Notwithstanding the significant biodiversity and ecology issues identified above and that the extent of development on the subject site is not compatible with the site constraints, a Flood

Study would not necessarily be required for the proposed Service station, but would be required for any proposed development in the area nominated for future development.

Should any development application for the proposal be pursued, it would be required to demonstrate compliance with the Flood overlay code, including AO16/PO16 in regard to storage of hazardous chemicals in the Flood overlay.

The proposal is a high-risk site from water quality perspective as the site area is greater than 2,500m². Should any development application for the proposal be pursued, it would be required to provide a Site-Based Stormwater Quality and Quantity Management Plan in accordance with the Infrastructure design code and section 7 of the Infrastructure design planning scheme policy. Compliance with Section B of the Stormwater code is also required to be demonstrated.

An operational phase Site Based Stormwater Quality Management Plan in accordance with Section 7.9.3 “Permanent Methods of Water Quality Control” of the Infrastructure design planning scheme policy must also be submitted. The plan is to include pollutant export modelling using MUSIC (\geq Vers 6). (Note: A digital copy of the MUSIC modelling file is to be provided to support the proposed plan.) The plan must also contain specific details of the location, size, maintenance and operation of all proposed stormwater quality improvement devices. Furthermore, site plans must be presented that demonstrate all run-off will be directed to these proposed devices before discharge off-site.

Land Use

Notwithstanding the significant biodiversity and ecology issues identified above and that the extent of development on the subject site is not compatible with the site constraints; the subject property is in the Rural zone under *Brisbane City Plan 2014* and located on an arterial road (Bracken Ridge Road). In accordance with Table 5.5.23 – Rural zone the proposed Service station is categorised as Assessable development – Code assessment. The Service station code, Rural zone code and Prescribed secondary code are assessment benchmarks for any application for the proposal.

While the site is on an arterial road and in this regard satisfies Overall outcome (2)(k)(i) of the Rural zone code in regard to location, there is not considered to be an existing concentration of centre-type activities in the locality. Land to the south of Bracken Ridge Road is predominantly in the Low density residential zone and occupied by detached housing, and the land to the east of the site is also intended to be developed for Low density residential purposes in accordance with Overall outcome (16)(a) and Figure h of the Bracken Ridge and district neighbourhood plan code. Should a development application be pursued for the proposal, it would be required to demonstrate the Service station supports existing concentrations of centre-type activities in accordance with Overall outcome (2)(k)(ii) of the Rural zone code.

Notwithstanding the significant biodiversity and ecology issues identified above and that the extent of development on the subject site is not compatible with the site constraints, in addition to demonstrating the outcomes sought by the Biodiversity areas overlay code and Waterway corridors overlay code, any proposed development on the subject property is also required to demonstrate compliance with the Rural zone code, particularly:

- Overall outcome (2)(l) in regard to, *‘Development carefully manages to the visual impact of clearing, building design and construction, materials, access ways and other aspects of development and land to be consistent with its rural setting’*;
- Overall outcome (2)(m) in regard to, *‘Development protects and enhances semi-natural and natural habitats and rural landscape values through appropriate design, construction and operation of development’*;
- Overall outcome (2)(p) in regard to, *‘Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development’*.

The subject property is also in the Bracken Ridge Road precinct of the Bracken Ridge and district neighbourhood plan. The Bracken Ridge Road precinct is intended to be developed for

Low density residential purposes in accordance with Figure h of the neighbourhood plan. Figure h requires the subject property to remain rural. Should a development application for Service station be pursued, it would be required to demonstrate compliance with the outcomes sought by the neighbourhood plan.

The Service station code is also an assessment benchmark for a proposed Service station. The proposal to locate a Service station on the subject property does not comply with AO1.2 of the Service station code. Notwithstanding the significant biodiversity and ecology issues identified above and that the extent of development on the subject site is not compatible with the site constraints, a Service station on the subject property would also be required to demonstrate compliance with PO1 of the Service station code in regard to maintaining the purpose and integrity of the Rural zone and ensuring the impacts on the adjoining, adjacent and surrounding Environmental Management and Rural zoned areas are minimised. A Service station land use is not suitable in this location.

Air and Noise

The proposed Service station and its location have the potential to impact on the air quality amenity of nearby sensitive land uses/zoning. Should any development application for the proposal be pursued, it must be demonstrated an adequate level of air quality in accordance with the Service station code can be provided at the property boundaries of sensitive zonings. It must be demonstrated the proposed use can comply with the separation distances, storage quantities and throughputs in AO7.1 and AO7.2 of the Service station code. Where compliance cannot be achieved, Stage 1 & 2 Vapour Recovery must be proposed and installed, and an Air Quality Report must be submitted for assessment. Further guidance can be found in the Air quality planning scheme policy.

The proposed Service station and its location also have the potential to impact on the noise amenity of nearby sensitive land uses/zoning. Should any development application for the proposal be pursued, it must be demonstrated an adequate level noise in accordance with the Service station code can be provided at such locations. It must be demonstrated the proposed use can comply with the separation distances in AO9 of the Service station code. Where compliance with the separation distances and screening cannot be achieved, a Noise Impact Assessment Report prepared in accordance with the Noise impact assessment planning scheme policy must be submitted for assessment.

Acid Sulfate Soils

The subject property is in the Potential and actual acid sulfate soils overlay and may include soil disturbance at or below 5m AHD. Should any development application be pursued, it must be demonstrated the site is not affected by, or will not disturb, actual or potential acid sulfate soils, in accordance with the acid sulfate soils provisions of the State Planning Policy and guidance material and the Potential and actual acid sulfate soils overlay code. Any development application would be required to submit information on whether the development includes soil disturbance involving either: excavating or removing 100m³ or more of soil at or below 5m AHD; or soil disturbance (including filling) greater than 500m³.

Where the above soil disturbance is involved, an Acid Sulfate Soils (ASS) Investigation Report and Management Plan prepared by an appropriately qualified and experienced person must be submitted for assessment. The Investigation Report and any subsequent Management Plan shall be prepared in accordance with the following:

- State Planning Policy and state interest guidance material - Emissions and hazardous activities;
- Potential and actual acid sulfate soils overlay code;
- Potential and actual acid sulfate soils planning scheme policy; and
- Any other associated technical guidelines such as: Guidelines for sampling and analysis of lowland acid sulfate soils (ASS) in Queensland 1998 (Ahem et al, 1998); and Queensland Acid Sulfate Soil Technical Manual: Soil Management Guidelines.

Other Service Station Specifics

Notwithstanding the significant biodiversity and ecology issues identified above; that the extent of development on the subject site is not compatible with the site constraints; and that the location of the site is not suitable for a Service station, the Site-Based Stormwater Quality Management

Plan submitted with any development application for the proposal must be developed in accordance with the requirements of AO6/PO6 of the Service station code and the Storage and dispensing of petroleum products planning scheme policy.

The Stormwater Quality Management Plan must demonstrate compliance with the following:

- i) The Fuel Dispensing Area (FDA), the tanker unloading area and Uncovered Forecourt Area (UFA) are to drain through an appropriate interceptor designed to achieve the following stormwater quality discharge criteria:
 - ☐ < 5ppm (mg/L) Total Petroleum Hydrocarbons (TPH);
 - ☐ ≥ 80% reduction in Total Suspended Solids (TSS); and
 - ☐ ≥ 90% reduction in gross pollutants.
- ii) Incorporates the following design features:
 - ☐ a spill containment function having sufficient capacity to hold a volume equivalent to at least that of the largest tanker compartment likely to be delivering fuel to the site (common tanker compartment size is 8kL);
 - ☐ fail-safe design so that in the event of failure of any part of the system, power failure or where the spill compartment or hydrocarbon chamber reaches capacity, no petroleum product shall be released beyond the property in excess of the stormwater quality discharge criteria of (i);
 - ☐ total runoff from fuel dispensing areas, uncovered forecourt areas and road tanker delivery standing areas shall be treated - no stormwater bypass function shall be incorporated; and
 - ☐ the device is to be designed to meet the defined discharge criteria during a storm up to the 3month ARI-6 minute design rainfall event without surcharging or backing up the drainage system.

The interceptor is the current preferred management outcome for AO6/PO6 of Service station code. An alternate outcome may be Stormwater Quality – Service Station (Blind Sump & Interceptor). The Stormwater Quality Management Plan must also demonstrate compliance with the following:

- iii) The Fuel Dispensing Area (FDA) and the tanker unloading area are to drain to a blind sump, capable of containing as a minimum, the quantity of at least the largest compartment of the delivery tanker (min 8,000L), be installed to collect vehicle dispensing spillage, blown in rain and tanker delivery spillages;
- iv) The Uncovered Forecourt Area (UFA) is to be fitted with Stormwater Quality Improvement Device/s (SQIDs) that incorporate filtration capable of removing litter, 70% of fine sediments and oil/hydrocarbon droplets larger than 60µm (i.e. corresponding to outlet discharge of approximately 15mg/L) and to a point where there is no visible sheen or odour on stormwater.

Hazardous Goods

The proposed Service Station has the potential to store and/or use various quantities of hazardous goods. Such goods have the potential to impact on human health and the environment. Should any development application for the proposal be pursued, it must fully describe all hazardous goods and tanks to be stored on site in accordance with AO6/PO6 of the Service station code and the Storage and dispensing of petroleum products planning scheme policy. As a minimum, the following would be required:

- ☐ Maximum quantities of each material stored (L);
- ☐ Dangerous Goods Class, Packaging Group and UN Number for each material;
- ☐ Location of each material stored identified on site plans;
- ☐ Manner in which material is stored (i.e. type of underground tanks);
- ☐ Minimum equipment levels proposed for the underground petroleum storage system;
- ☐ Compliance with relevant Australian Standards i.e. AS 1940-2004 - Storage and Handling of Flammable and Combustible Liquids; and
- ☐ Handling and safety measures (i.e. fire protection measures, leak detection, spill containment, bunding).

Where the proposed quantities of hazardous goods including Flammable and Combustible Liquids and Liquefied Petroleum Gas (LPG) exceed the levels in AO4 of the Service station code, a Preliminary Hazard Analysis Report is required. This report must be undertaken in accordance with PO4 of the Service station code and the industrial hazard and risk assessment planning scheme policy.

Other Key Matters

Infrastructure Design Code

Notwithstanding the significant biodiversity and ecology issues identified above; that the extent of development on the subject site is not compatible with the site constraints; and that the location of the site is not suitable for a Service station, should any development application for the proposal be pursued, it would be required to demonstrate infrastructure is provided in accordance with the Infrastructure design code. It would need to provide an Engineering Report prepared and certified by a RPEQ and in accordance with the Infrastructure design planning scheme policy. The report would need to include a concept gravity sewer design alignment. Note that Council does not accept private utility infrastructure within the road reserve.

Meeting outcome

A Service station land use on the site is not suitable for the subject property due to both the site's location and the incompatibility with significant existing and future biodiversity and ecology values. The proposal is not considered to respond to the constraints of the subject property. Furthermore, the proposed development does not have safe vehicle access and would be reliant on other adjoining land for this to be achieved.

The subject property is in the High ecological significance subcategory of the Biodiversity areas overlay and is contiguous with a State-recognised ecological corridor that connects to a RAMSAR wetland. The site also includes mapped Palustrine Wetland system and Groundwater Dependent Ecosystems. Should a development application for the proposal be pursued despite the advice a Service station is incompatible with the biodiversity and ecology values of the site and does not accord with the Service station code or Rural zone code, an Ecological Assessment will be essential. Any application pursued would also need to comprehensively demonstrate compliance with all assessment benchmarks for the application, and provide all necessary technical reports.

Note: while this advice is given in good faith, it in no way binds a decision by the Council.

Miscellaneous

Queensland Urban Utilities (QUU)

Council does not undertake water and sewer assessment of any planning applications lodged on or after 1 July 2014. On this basis it is highly recommended that you contact QUU to discuss any water and sewer issues that may affect development of this site. Whilst not a legislative requirement it is highly recommended that you obtain a Service Advice Notice (SAN) from QUU prior to lodging your development application with Council. If you do this it will negate the need of any potential modification to a planning approval being required due to water sewer issues.

State Assessment and Referral Agency (SARA)

Where an application is required to be referred to the State government as a concurrence or advice agency Council recommends early discussions with those agencies to minimise the state assessment period and potential delays relating to providing responses to their information requests.

Please note: Applications are required to address the [State Planning Policy](http://www.dsdmip.qld.gov.au/). (www.dsdmip.qld.gov.au/)

Electronic Application Submission

It is recommended that applications are lodged electronically. [Electronic versions of the required DA forms](http://www.dsdmip.qld.gov.au/) are available on the Department of State Development, Manufacturing, Infrastructure and Planning website (www.dsdmip.qld.gov.au/). Forms and plans should be lodged in PDF format.

All electronic applications are to be lodged through dalodgement@brisbane.qld.gov.au. You must provide an email address that Council will use as the primary form of correspondence. This address will be required on all Council and DA forms.

Eligibility for on-street residential parking permits in Brisbane

Residents of new multi-unit developments and student accommodation (Rooming Accommodation) located within a regulated parking traffic area or a residential parking permit area where development applications are lodged after 31 March 2015 will not be eligible for on-street residential or visitor parking permits.

It is recommended that this restriction be taken into consideration when proposing a performance outcome for the number of on-site resident car parking spaces. Any development seeking a performance outcome must clearly justify the number of car parking spaces against the Brisbane City Plan 2014 and this may only be supported in exceptional circumstances.

For further information about the location of traffic and resident parking permit areas in Brisbane, visit www.brisbane.qld.gov.au and search for 'parking permits'. For details about on site car parking requirements for developments search for 'City Plan factsheets'. To read more about the Taskforce and its recommendations search for 'parking taskforce'.

Fire Ant Movement Controls

To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the [Biosecurity Act 2014](#).

If you are unsure of your obligations contact the Department of Agriculture and Fisheries, Queensland Government (www.daf.qld.gov.au/) (Biosecurity Queensland).



To: **Assessment Manager**

Date: **29/3/2019**

Attn: **Hayley Wells**

CC: **Angela Bazzana**

From: **Peter Hale**

Re: **Engineering Pre-lodgement Advice for:
451 Bracken Ridge Rd, Bracken Ridge**

City Planning and Sustainability
Development Services
Engineering Services
Brisbane Square – Lv13

Phone: 07 3403 4356

Email: peter.hale@brisbane.qld.gov.au

Internet: www.brisbane.qld.gov.au

Application Number: A005155011

Previous Application Number (if applicable): n/a

Proposal: Service Station

Zoning: Rural

Site Area: 1ha

Neighbourhood Plan: Bracken Ridge

LGIP:

- ☐ No LGIP Works have been identified as affecting the site.

Engineering Questions raised:

- ☐ Suitability of proposed access arrangements

Road Hierarchy Overlay Code:

Bracken Ridge Road is an Arterial Road in the City Plan 2014 Road Hierarchy.
No road widening is currently identified in Council's planning for the site frontage.

Transport, Access, Parking and Servicing Code:

The proposed service station access is not supported in its current form as there is significant safety risk with the current lane alignment through the intersection.

Land is required from the adjacent site, 438 Bracken Ridge Rd, to construct a geometrically safe fourth leg to the intersection. Development Services Engineering supports this outcome.

The land at 438 Bracken Ridge Rd is owned by Brisbane City Council. An application can be submitted via;

<https://www.brisbane.qld.gov.au/about-council/council-information-rates/lodge-or-apply-online/owners-consent-applications-including-council-owned-land>

The fourth leg of the intersection needs to be constructed & dedicated to Council in accordance Council standards to ensure the proposed development can obtain safe vehicle access to the road network.

Submit a traffic report & concept functional layout plan detailing the updated access design. The report is to be prepared in accordance with requirements of City Plan 2014, TAPS PSP, Section 2.

Demonstrate how all vehicle movements comply with current engineering standards.

Swept path analysis of the AV-tanker through the site appears to go from steering lock-to-lock and could be difficult for tanker drivers to negotiate the site comfortably. **Difficulty** could arise with other vehicles being present on the site. Demonstrate alternate safe swept paths.

The clearance envelope around the tanker appears to also encounter two physical objects along its path – this is not supported by TST-traffic

Infrastructure Design Code:

Infrastructure to the development will need to be provided in accordance with the outcomes within this Code.

An engineering report prepared by an RPEQ will be required to demonstrate compliance with the outcomes within this Code. The report is to be prepared in accordance with the ID PSP & include a concept gravity sewer design alignment. Note, Council does not accept private utility infrastructure within the road reserve.

Roadworks

Non Trunk Land & Road frontage works are required:-

- Dedicate land to provide a road stub over the two lots.
- Construction of traffic signals & road with kerb and channel, including any road pavement widening and associated works required.
- Closure and removal of all redundant crossovers and roofwater outlets, including reinstatement of concrete kerb and channel, verge, and associated works.

- ☐ Waterway corridor overlay – Flood Hazard – Coastal Hazard

Flood Overlay Code & Stormwater Code

No development within the waterway corridor (appears to be satisfied),

Most (if not all) of development is within FPA5 Creek flooding so no flood study is required for the proposed MCU component (excl future development area)

Flood immunity to be 3.8m AHD (existing levels are generally suitable to meet the 1%AEP flood immunity requirement).

Discharge stormwater to rear into creek/waterway. No stormwater detention required.

Future development pad area would need to be filled to the 2% AEP (3.5m AHD) to be supported (expect minimal filling given site levels). Flood study required to supported extent, but not to encroach into waterway or existing low-point within site.

Provide easement over remaining 1% AEP flooded area of site (once future development area is resolved),

Dedicate waterway corridor to BCC,

The proposal is high-risk site from a water quality perspective (site area is greater than 2,500m² and will result in more than 5 lots/dwellings), therefore the applicant is required to address section B of the *Stormwater Code*. Prepare a Site Based Stormwater Quality & Quantity Management Plan in accordance with the *Infrastructure Design Code* and associated *Infrastructure Design Planning Scheme Policy, Section 7*.

Address hazardous chemical storage issues of flood code.

Coastal Hazard Overlay Code

Creek Flooding 3.8m AHD is higher than the predicted storm surge flood level.

- ☐ Additional issues

Bicycle Network Overlay Code:

The Bicycle Network Overlay has identified that a Primary bicycle route affects the site frontage. Access design to not compromise safety of cyclists.

Filling and Excavation Code:

Identify the extent of cut and filling proposed and demonstrate compliance with City Plan 2014– Filling and Excavation Code.

Concept earthworks plans for the development are required showing retaining walls and existing and proposed levels.

INTERNAL ENGINEERING ADVICE

RTI release